



## FORMER HEXHAM BUS STATION SITE, HEXHAM, NORTHUMBERLAND, NE46 1PH

- **Prime town centre redevelopment site**
- **Popular Northumberland Market Town**
- **Extends to 0.82 acres (0.33 hectares)**
- **Suitable for residential/commercial use subject to planning consent**
- **Price guide – offers i.r.o £1.5 million**

## Residential/Commercial Development Site For Sale

### LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west and Newcastle upon Tyne City centre around 23 miles to the east.

The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre.

Hexham has a population of 13,616 (2011 Census) but also serves the wider catchment area of Tyne Valley and is a popular commuter town for Tyneside.

**Tel: 0191 2610300**

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## LOCAL RETAIL MARKET

The traditional retail core of the town centre is Fore Street, which lies diagonally opposite the subject site. Fore Street, in turn, opens out onto Market Place. Occupiers in this area include Boots, Superdrug, White Stuff, Sea Salt, Iceland, Waterstones, Greggs and Costa.

South of Priestpopple is Broadgates Retail Park on Maidens Walk, which is a modern development occupied by Marks & Spencer and B&M Stores. This development directly adjoins the subject site to the rear and also has car parking for 294 vehicles.

Other retailers present in the town include Tesco, Waitrose, Next and Homebase.

## RESIDENTIAL MARKET

Hexham has a thriving residential market, with few new sites identified for development.

## THE SITE

The former bus station is located on Priestpopple, which is the main vehicular route through the town. It is a relatively flat brownfield site, extending to 0.82 acres (0.33 hectares) or thereabouts. There are a number of structures currently on the site.



The site

## PLANNING/POTENTIAL USES

The property falls within Hexham Conservation Area, and one of the properties within the site known as "The Ropery" is Grade II Listed.

Planning consent was granted in November 2015 for various works on the site, including a retail scheme to the ground floor and thirty five dwellings. This consent has now expired.

It is envisaged that a similar mixed use development would be suitable for the site, subject to planning consent. A summary of the current planning policies and planning history for the site is available on request.

There is currently a licence agreement in place for use of the site as a car park.

## PRICE

The property is available for sale on a freehold basis, with a guide price of £1.5 million.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF  
Tel: (0345) 6006400

*All figures quoted above are exclusive of VAT where chargeable.*

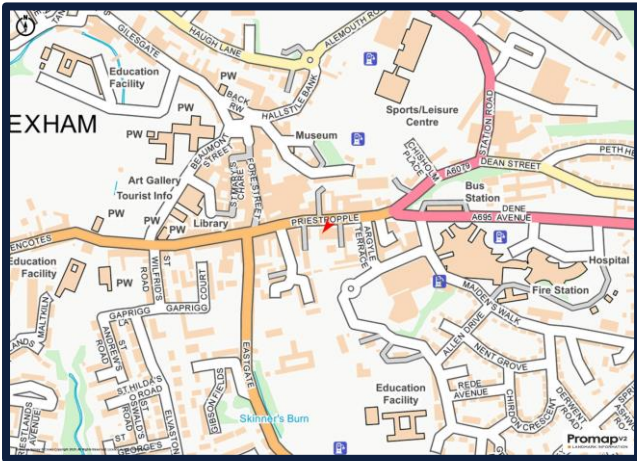


The site

## VIEWING

Strictly by appointment with sole agents, YoungsRPS.

Paul Fairlamb on 0191 2610300 or 07718 523037 or e-mail: [paul.fairlamb@youngsrps.com](mailto:paul.fairlamb@youngsrps.com)



Location plan



Site plan

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