



RETTIE



NO 2 CHAPEL STREET | BERWICK UPON TWEED | NORTHUMBERLAND

## No 2 Chapel Street BERWICK UPON TWEED



Originally built in 1764 No2 Chapel Street is one of Berwick-upon-Tweed's old meeting halls. It is also one of the larger buildings in the town with a commanding position in the shadow of the Town Hall.

The building has had many uses over the years and Maden Eco have commissioned a historic building record which has revealed, church meeting room, car repair shop, Bryson's the bakers and its last use as an electrical wholesalers.

Maden Eco purchased the property a number of years ago and successfully obtained planning permission to convert the property into nine two bedroom apartments and one three bedroom penthouse.

Maden Eco are refurbishing the building and incorporating the most energy efficient building methods currently available. The building will be soundproofed to robust details, extremely well insulated to near passive standards and be fitted out with high quality white goods and designer kitchens.



There will be a lift to all floors (except the penthouse which stops at the second floor) and a dedicated car parking space per unit.

The properties would suit clients looking for a holiday home in the town, first time buyers, people downsizing or elderly residents who wish to be in the town and would benefit from the lift.

The apartments are located close to all shops, cafes, post office, library and many nice walks around the historic walls. Further out Berwick-upon-Tweed offers golf, football, rugby, walking, fishing and many more recreational activities.

## Specification

Each Apartment will come with the following:

- A dedicated car parking space with protective bollard to prevent illegal parking activities.
- Communal Bin Store located on the ground floor within the old vestibule.
- A mail box dedicated to each apartment located in the communal lobby, the postman to be given access to enter through the secure entry system.
- A protected entrance with intercom to each apartment.



#### Lobby

The communal entrance area to be finished in white with a common stair to all floors with lift access to the first and second floor. The ground floor to be heavy duty durable finish. The entrance door to be glazed oak with high quality ironmongery.

#### General Apartment Specification

**Entrance** – The hallway as you enter each apartment will be light décor with white egg shell finish skirtings and oak doors leading off to each apartment. Switches to be in brushed aluminium finish. An electric socket will be installed for the Hoover.

**Lounge** – Depending on location within the building the lounges will have large drop windows in some apartments particularly the middle floor these will be room height windows and the rear corner plots facing the Town Hall will have two windows with improving views as you get higher. The lounge to have four double socket outlets, pre wired for tv on the wall, prewired for streaming media, centre light and switch. 75mm og skirting finished in egg shell white.

**Kitchen Area** – In general if the apartment is purchased early there will be an opportunity to design your own kitchen from a given range, purchase price will cover the kitchen as offered and a choice will be available without adding any further expense. The hob oven and extractor to be integrated and a space left for washing machine and fridge freezer. Adequate sockets, isolators and lighting including compact fluorescent flush ceiling lights. Opportunities to select taps, door handles and worktop finish if purchased early.

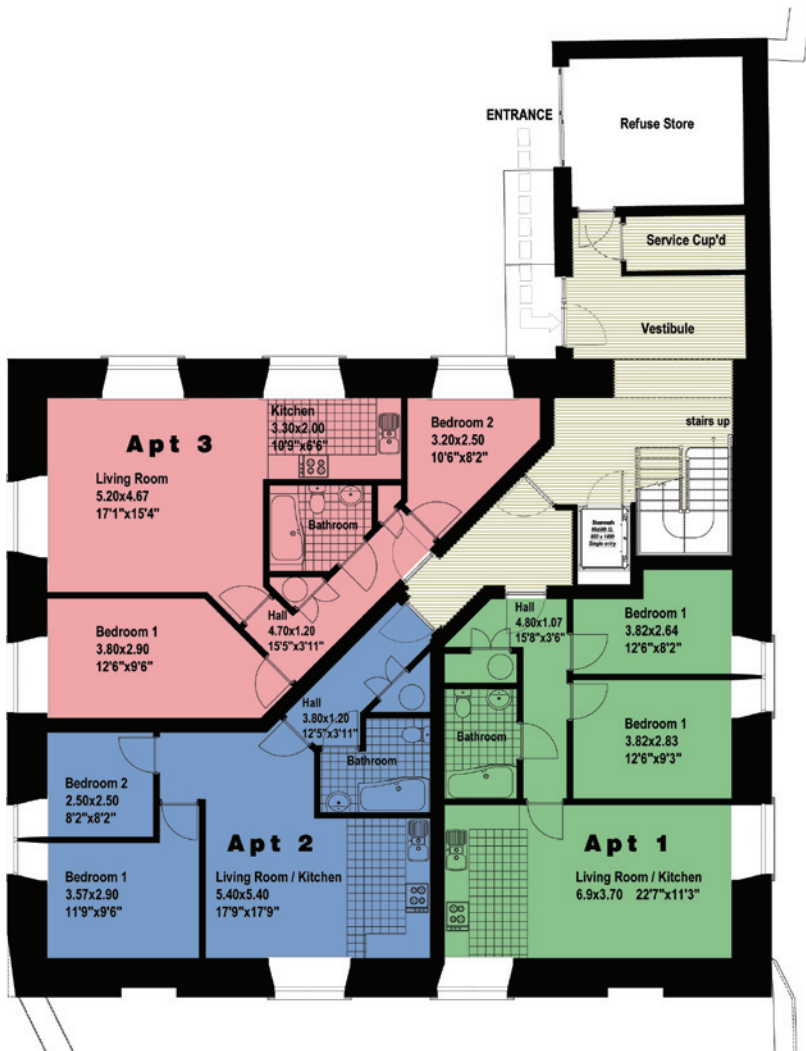
**Bedrooms** – The bedrooms to be prewired for TV, three double socket outlets, each bedroom to have purpose made joinery double glazed low e glass windows, 75mm skirting, oak doors , brushed aluminium door handles.

**Bathrooms** – General white goods by armitage shanks or equivalent, choice of upgrade on taps, shower over bath, choice on wetwall finish if purchased early also if a fully fitted bathroom is preferred an upgrade is possible if purchased in time.

**Heating** – High efficiency Farho electric radiators.

**Hot water** – Electric hot water storage.

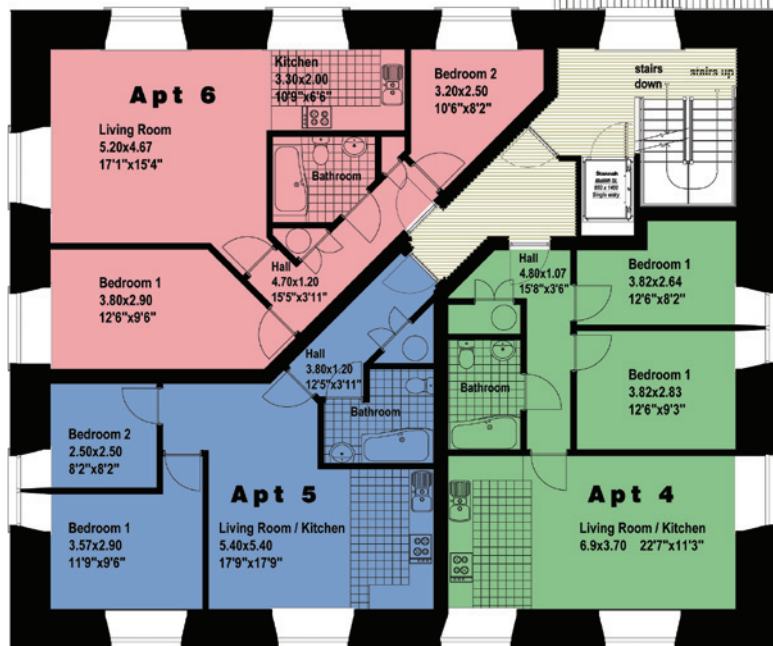
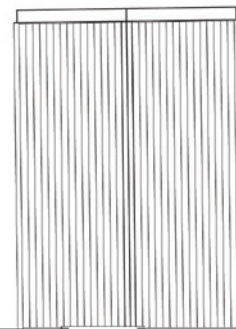
**Energy Efficiency** – The building is being redeveloped with a Maden Eco Frame, a highly insulated timber frame to near passive standards, this includes Kingspan Phenolic Foam with a sealed air gap which in itself will provide insulation and then an isolating layer of Kingspan Phenolic Foam around the whole perimeter. Attention to detail on the air tightness and the fact that once the insulation is installed we only bring pipes and wires down the warm side of the insulation. All timber panels will be silicone sealed at head and sole and vapour check barriers inserted, plasterboards will have staggered joints and in all a very airtight construction will take place. The whole building has a design load of 55kw and this has been a result of the very high specification offered.



G R O U N D F L O O R P L A N



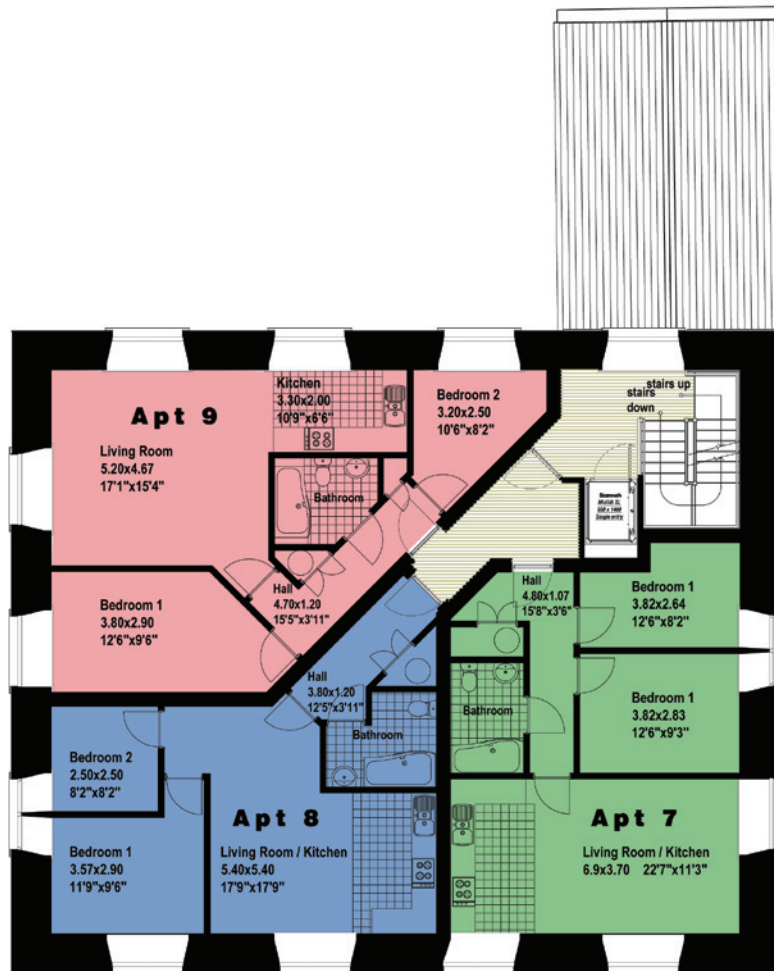
maden



F I R S T F L O O R P L A N



maden



S E C O N D F L O O R P L A N



maden





**RETTIE**

**GENERAL REMARKS:**

**Services:**

All mains services are connected with the exception of gas.

**Tenure:**

Leasehold - 999 years.

Management fees are estimated at circa £700 per annum. In addition, building insurance will be circa £120 per property. These costs are estimates only and will be subject to change dependant on actual costs obtained on completion.

**Local Authority:**

Northumberland County Council, Council Offices, Wallace Green, Berwick-upon-Tweed, Northumberland. Telephone: 01289 330044.

**Internet Web Site:**

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.globrix.co.uk](http://www.globrix.co.uk) [www.primelocation.com](http://www.primelocation.com) [www.s1homes.com](http://www.s1homes.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

**Servitude Rights, Burdens & Wayleaves:**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

**Particulars and Plans:**

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

**Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie South LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

**Important Notice**

Rettie South LLP, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie South LLP. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





Rettie South LLP  
50 Hide Hill, Berwick upon Tweed  
Northumberland  
TD15 1AB

Tel: 01289 305 158

[www.rettie.co.uk](http://www.rettie.co.uk)

Edinburgh

Glasgow

Glasgow West End

Melrose

Berwick Upon Tweed

Bearsden

London