

**17, 19-21 Main Street,
Belford, Northumberland, NE70
7NG**

- Unique Investment / Development Opportunity
- Residential and commercial premises
- Village Location



GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

17, 19-21 MAIN STREET,

BELFORD, NORTHUMBERLAND
NE70 7NG

APPROXIMATE MILEAGES

Bamburgh 5.5 miles, Berwick 14.5 miles, Alnwick 15.5 miles

PROPERTY SUMMARY

An exciting opportunity in the centre of Belford village to acquire income producing property with significant add-value or conversion opportunities.

The properties comprise a bright, period three-bedroom cottage with adjoining shop and a rear detached one bedroom studio.

ASKING PRICE £445,000



LOCATION

Belford is large popular village in Northumberland only 5 miles from the county's beautiful coastline. The village is easily accessed from the A1 which is situated only two minutes drive from the Main Street.

The Village benefits from a range of amenities such as local shops, including a Co-op, three pubs as well cafes and a number of b&bs. More amenities can be easily accessed via the A1, in the larger towns of Alnwick, located 15 miles south, or Berwick-upon-Tweed, 15 miles north which has an East Coast mainline station offering services north to Edinburgh or south to Newcastle upon Tyne.

DESCRIPTION

17-21 Main Street provides an exciting mix of income producing residential premises with an excellent add-value opportunity via the vacant commercial unit.

17 Main Street, known as Ludlow Cottage, offers bright and deceptively large accommodation over two floors. The cottage has previously operated as a successful holiday let but is now let on an AST basis, further details of which are available on request. The cottage briefly comprises a large family kitchen/diner room with a kitchen island, wall and base units, integrated appliances and plentiful storage. Directly accessed from the kitchen/diner is a rear courtyard with seating as well as access to the snug room, a formal lounge and traditional family bathroom. On the first floor there are three double bedrooms, one of which benefits from built in wardrobes and en-suite.

Adjoining to the cottage is the shop, with self contained access to Belford Main Street. The shop comprises a front retail section with a traditional shop front whilst to the rear there is a large showroom/workroom which has access to the rear yard. There is also an access from the shop into the cottage. The shop is currently vacant but provides a fantastic opportunity for a new owner to occupy, re-let or develop.

To the rear of the site is a detached stone-built studio, with a modern, pitched, tiled roof. The studio benefits from two sets of glazed doors opening directly onto the courtyard. The property comprises an open plan living suite along with a sperate small kitchen and bathroom. Just like Ludlow Cottage, it has previously been used as a holiday let but is currently occupied on an AST basis.

Externally the property boasts a large, paved courtyard which provides significant off street parking facilities which are shared between the three properties.





TENURE

The property is held freehold.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

ENERGY PERFORMANCE

The property has Energy Performance Certificate Ratings of C and D

TERMS

We are instructed to seek offers in excess of £445,000 (Four Hundred and Four Five Thousand Pounds) for our client's freehold interest, subject to contract.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser..

VAT

All figures are exclusive of VAT where chargeable.

VIEWINGS

Viewings are strictly by prior appointment with George F. White.

Kristian Sorensen

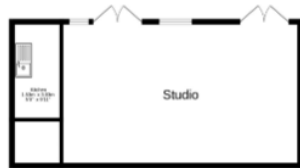
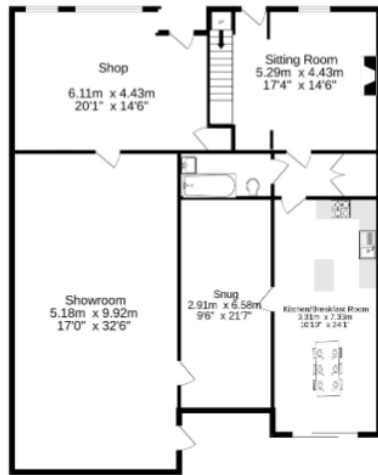
Tel: 07586 128 092 or

kristiansorensen@georgefwhite.co.uk

IMPORTANT NOTICE

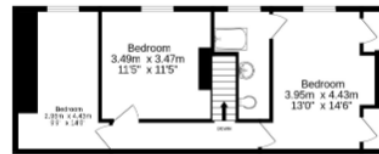
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Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are a guide only and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Shade path 04/10/20 x 02/23

1st Floor



Lana App



Produced on Oct 30, 2023.

50 m

FLOOR PLAN / MAP

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