



FOR SALE

PUBLIC HOUSE WITH EXTERNAL GROUNDS

THE BLAKE ARMS, STATION ROAD, SEGHILL, CRAMLINGTON NE23 7EF



**Sanderson
Weatherall**



Description

The Blake Arms is a public house nestled in the heart of Seghill Village which is predominantly surrounded by residential dwellings and local shops. The building dates back to the Second World War and served as a vital community hub only until the pubs recent closure. The site has the potential for numerous alternative uses, subject to obtaining the necessary planning consents from the Local Planning Authority, Northumberland County Council.

Externally the property benefits from a sizeable enclosed rear beer garden along with plentiful parking to the front and side elevation, offering circa 27 car parking spaces in total. To appreciate the scale of the site, viewings are highly recommended.

Accommodation

We understand that the property comprises the following Net Internal Floor areas:

Description	sq m	sq ft
Ground Floor	164.76	1,773
First Floor	68.13	733
Cellar	58.11	625
Total	291.00	3,132

Asking Price

Offers in excess of £300,000 (Three Hundred Thousand Pounds) are invited for the benefit of our clients' Freehold interest. Please note that the vendor reserves the right not to accept the highest or any offer received.

Tenure

Freehold - Title No. ND124263

Location

Seghill sits on the border between Northumberland and Tyne & Wear. It is positioned between the villages of Seaton Delaval and Annitsford approximately 8 miles north of Newcastle upon Tyne and forms part of the Blyth Valley Westminster constituency. The newly reopened/planned Northumberland Line railway gives renewed rail connectivity for nearby stations such as Seaton Delaval, which also serves Seghill.

Use/Planning

The property was formerly used as a public house t/a The Blake Arms which operated under 'Sui Generis' Use Class under The Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Northumberland County Council.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £8,900
Rates Payable: £4,441.10 (Estimated)

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Northumberland County Council.

Services

We understand that all mains services are connected to the property, however, interested parties are advised to carry out their own investigations with regard to this matter.



Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of Band D (91) and is valid until 5 August 2035. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Premises Licence

Premises Licence Number: NPR/476

Live Music

Monday – Saturday 11:00 to 23:00

Sunday 12:00 to 23:00

Recorded Music

Monday to Saturday 11:00 to 23:00

Sunday 12:00 to 23:00

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 prices quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

Mark Convery



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or via our Joint Agent

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