



Our Ref: MMcK/SMC

SUBJECT TO CONTRACT

Date as Postmarked

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Dear Sirs

Prime Roadside Development Opportunity – A1 Northbound

I am pleased to bring to your attention a prominent roadside services development opportunity with outline planning permission on the A1 in Northumberland.

I attach a number of photographs showing the site, along with a location plan, plan showing the proposed development and elevation drawings.

The site is located at Burgham, just north of Morpeth approximately 37 kilometres (23 miles) north of Newcastle and 56 kilometres (32 miles) south of Berwick upon Tweed. The site is situated on a single lane section of the northbound carriageway, 16 kilometres (10 miles) south of Alnwick. There are currently proposals under consideration for the dualling of the carriageway, which would involve a new carriageway being constructed to carry southbound traffic. The design of the proposal provides for southbound traffic to be serviced from the northbound.

Northumberland and the borders benefit from being areas of outstanding natural beauty and having many visitor attractions including the Alnwick Gardens, Castle and Treehouse. This stretch of the A1 benefits from a high and increasing level of tourist traffic and this site provides an ideal opportunity to take advantage of these factors.

The nearest on line roadside services providing fuel, food and accommodation are located approximately 37 kilometres (23 miles) north of Burgham and 48 kilometres (30 miles) south of Burgham.

We understand from the Highways Agency that this stretch of the A1 carries an average of 16,750 vehicles per day. More information is available on the highways agency website www.highways.gov.uk.

The Department of Transport's 'National Road Traffic Forecasts (Great Britain) 1997' gives the following traffic flows for 2016.

	Northbound	Southbound
Friday PM 16.00 – 17.00	1042	1011
Saturday AM 11.00 – 12.00	922	869

The site comprises approximately 4.47 hectares (11.0 acres). Outline planning permission has been obtained for roadside services incorporating petrol filling station and shop, restaurant/café, shop and toilet facilities play area, 48 bed hotel and associated access, parking and service areas.

I trust that the above opportunity is of interest and either myself or my colleague Michael Cuthbertson shall be pleased to provide any additional information that you may require.

Yours faithfully

Mark McKelvey

Mark McKelvey

Director

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**PRIME ROADSIDE DEVELOPMENT
A1 NORTHBOUND**



THE SITE



POINT A - LOOKING NORTH

**PRIME ROADSIDE DEVELOPMENT
A1 NORTHBOUND**



POINT B – LOOKING NORTH



POINT C – LOOKING NORTH

**PRIME ROADSIDE DEVELOPMENT
A1 NORTHBOUND**



POINT C – LOOKING SOUTH



POINT D – LOOKING SOUTH

PRIME ROADSIDE DEVELOPMENT A1 NORTHBOUND



OS Ordnance Survey

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PRIME ROADSIDE DEVELOPMENT A1 NORTHBOUND

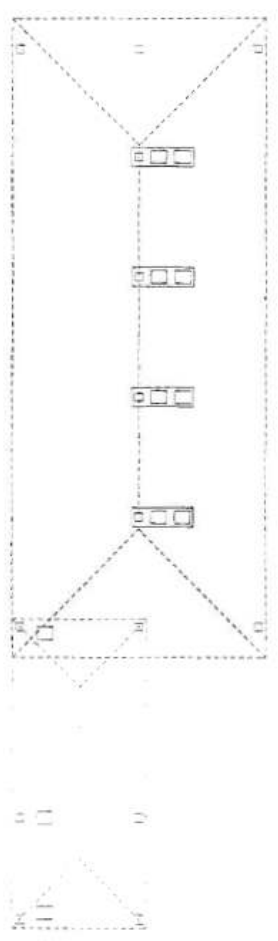
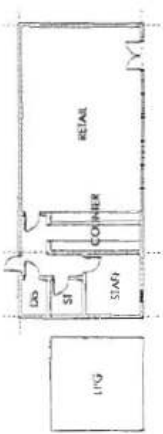


Ordnance Survey

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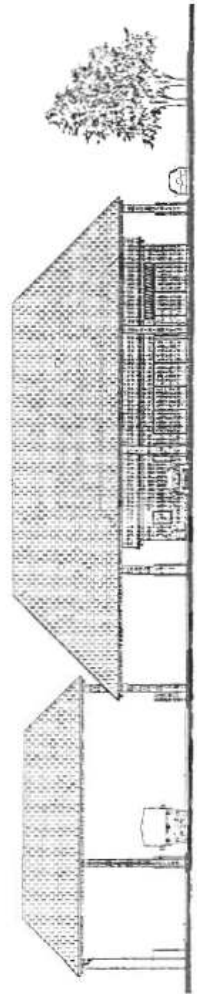
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DATE: 15/03/2024
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES



PLAN

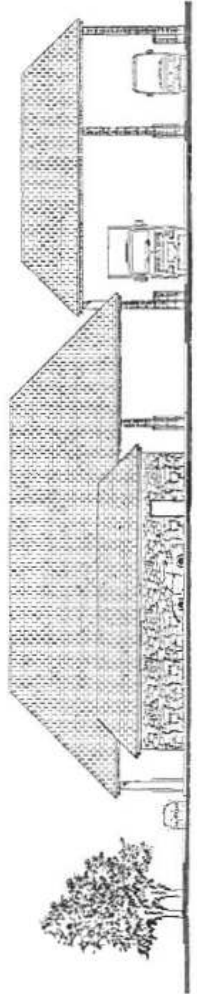
GENERAL SPECIFICATIONS
 ROOF: INSULATED
 WALLS: INSULATED
 FLOORS: INSULATED
 WINDOWS: DOUBLE GLAZED
 DOORS: SOLID
 FINISHES: TO BE DETERMINED



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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