



## WORKSHOP FOR SALE

**West Tyne View, Haydon Bridge, Northumberland, NE47 6AB**

Carpentry Workshop | Potential for other uses subject to planning consent | Offers in the region of £130,000

### LOCATION

Haydon Bridge is a village in Northumberland located approximately 6 miles west of Hexham, 28 miles west of Newcastle and 30 miles east of Carlisle. The A69 provides direct road access, and Haydon Bridge Railway Station connects to Newcastle and Carlisle. Local amenities include a primary school, shops, a post office, and small number of pubs. The village is part of the North Pennines Area of Outstanding Natural Beauty, making it a desirable location for those seeking both rural tranquillity and proximity to larger towns like Hexham and Newcastle.

The subject property is located off John Martin Street, accessed via lane next to a terrace of houses. The property is at the end of the lane, adjacent to the river.

## DESCRIPTION

The subject property comprises a detached single storey workshop with stone elevations. The front 'original' section has a timber framed dual pitched and hipped roof clad with slate tiles. Flooring in this section is a mix of timber boards and concrete. To the rear an extension has been added with block elevations, concrete floor and timber framed flat plastic profile sheet roof. There are two store rooms to the side, and a store room with WC to the rear. The property has three phase electricity, oil fed boiler, and drainage to the main sewer.

To the front of the property is a small lean-to storage area. Separate to the main building, to the front is a separate storage shed with a timber frame, profile metal sheet elevations and roof.

## ACCOMMODATION

We have measured the property on a gross internal basis as providing the following approximate areas:

<u>Ground Floor</u>		
Main workshop	177.80 sq m	(1914 sq ft)
Storage lean-to	11.64 sq m	(125 sq ft)
Front external shed	45.92 sq m	(494 sq ft)
<b>TOTAL</b>	<b>235.36 sq m</b>	<b>(2533 sq ft)</b>

## USE

The property has most recently been used as a carpentry workshop since approximately 1870. It may be suitable for other uses, subject to all necessary consents including planning consent being obtained.

## TENURE

The property is available for sale on a freehold basis and is offered with vacant possession.

## PRICE

Our client's freehold interest in the whole of the property is available for sale at offers in the region of £130,000.

## VAT

We understand the property is not registered for VAT and therefore VAT will not be payable on the purchase price.

## BUSINESS RATES

The property is assessed for business rates as follows:

Description:	Workshop & Premises
Current Rateable Value:	£4,100
Effective 1 April 2026:	£4,300

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief where this is their only commercial property.

## VIEWING

Strictly by appointment by sole agents youngsrps.

Contact: Chris Pattison Tel: 0191 2610300 or mobile: 07548 835638 e-mail: [chris.pattison@youngsrps.com](mailto:chris.pattison@youngsrps.com)

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

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

## ENERGY PERFORMANCE CERTIFICATE

The property is currently being assessed for its EPC Rating.

A copy of the Energy Performance Certificate and Recommendation Report will be available on request.





## Particulars prepared February 2026

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