



# DEVELOPMENT OPPORTUNITY HOLY ISLAND

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# £250,000

GUIDE  
PRICE

A rare opportunity to acquire an exceptional building plot occupying a site adjacent to Lindisfarne Priory and affording magnificent views to Lindisfarne Castle, the Herring Houses and the sea beyond. Extending to approximately one fifth of an acre (0.08 ha) the plot has detailed planning permission (23/01517/FUL) for the construction of a detached 2 bedroomed bungalow in beautiful gardens. The existing structure on the site would require demolishing, and the site cleared ahead of any site works commencing.

## Holy Island

Holy Island is renowned for its medieval religious heritage and its majestic 16th century castle. Known locally as Lindisfarne, it was the location of the earliest Christian monastery in Anglo-Saxon Northumbria and one of the most important centres of early Christianity in England. Irish monks settled here in AD 635 at the invitation of the King Oswald, the monastery became the centre of a major saint's cult celebrating its bishop, Cuthbert. The Lindisfarne Gospels was crafted here in the early 8th century. Lindisfarne is an Area of Outstanding Natural Beauty (AONB).

## Planning

Detailed planning permission has been granted by Northumberland County Council (application reference: 23/01517/FUL)

## Services

There are currently electricity, sewerage & water (currently a submeter) connections.

## Access

The site has an established legal right of access across grassland to the south of the property which is accessed from Church Lane to the west and the Market Place beyond. There is a nominal annual charge for this access. Marked blue on the attached plan.

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Tenure

Freehold

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

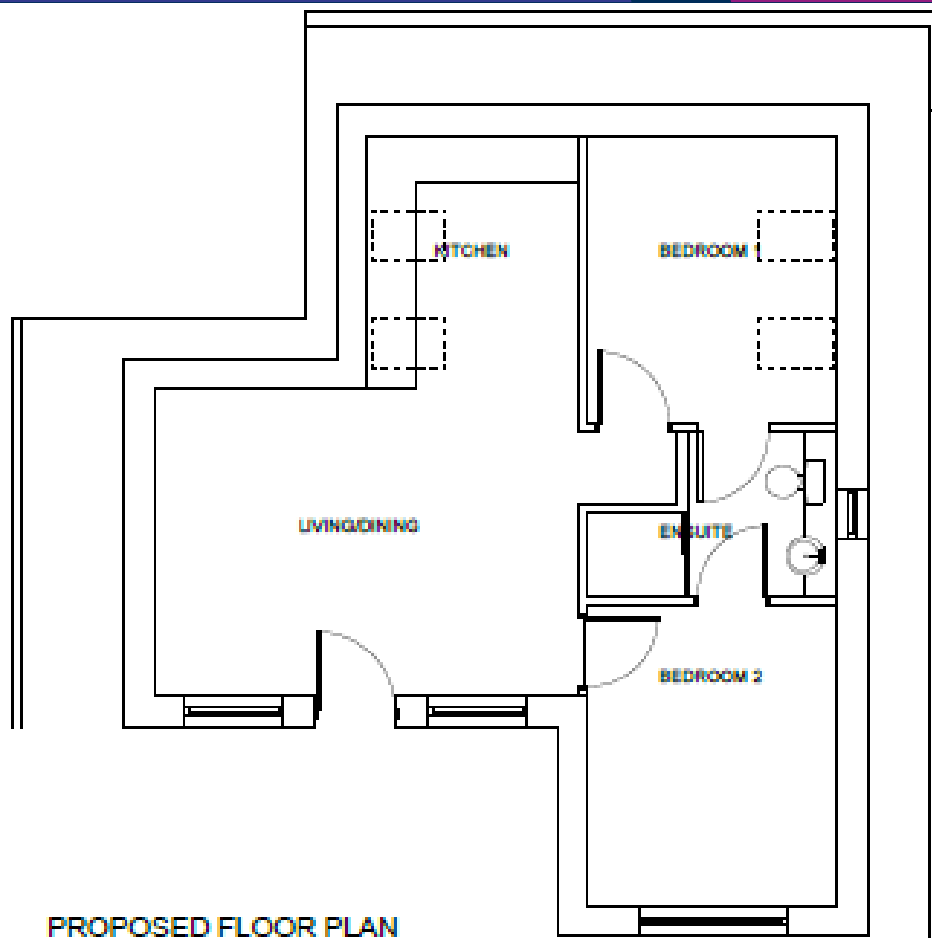
Property Reference      APS21906039  
Details Prepared        August 2023

## Crossing

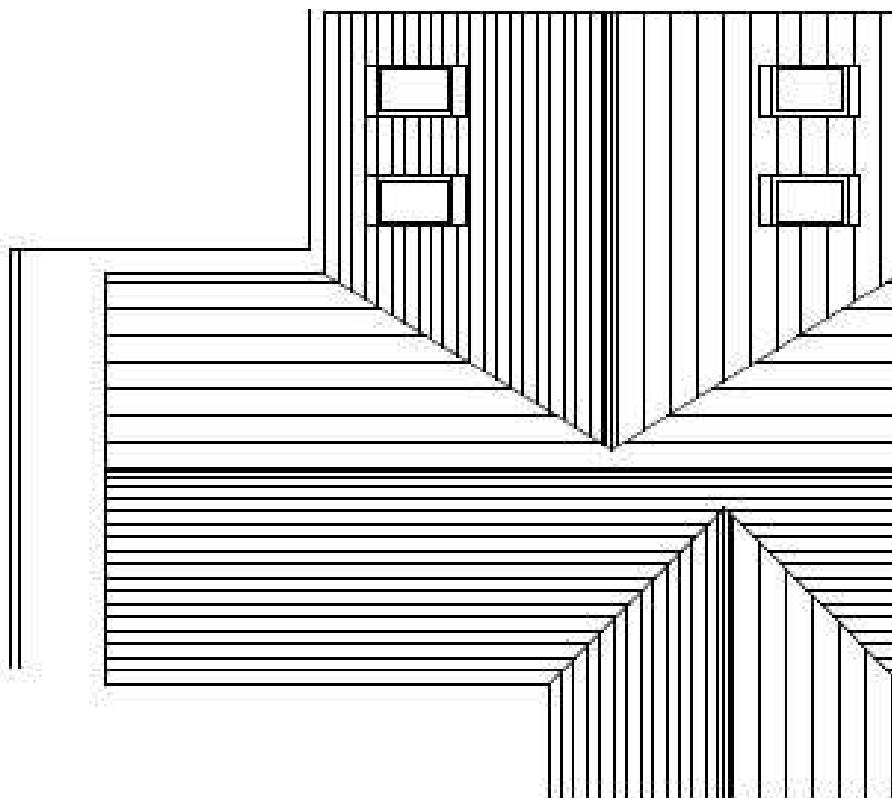
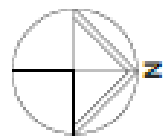
The road is about 3 miles in length, of which the first mile is through the sea and then it snakes along the island. When the tide is out, it is just like a normal road, though the crossing is part of the charm of Island living.

The causeway takes about 10 minutes to drive, depending on traffic and conditions. It is imperative that crossing times are adhered to.

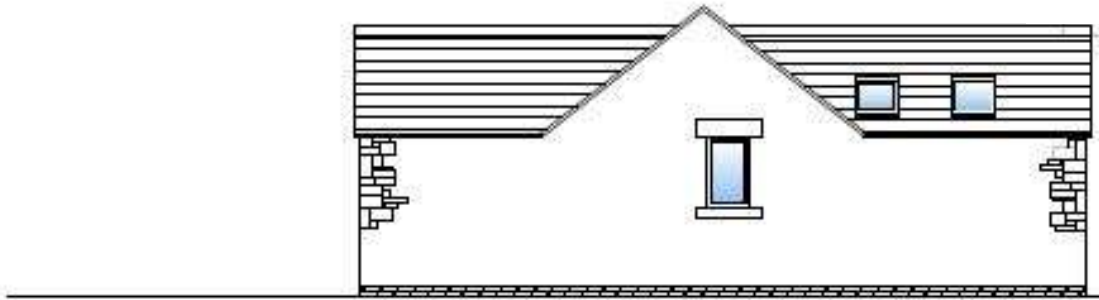




PROPOSED FLOOR PLAN



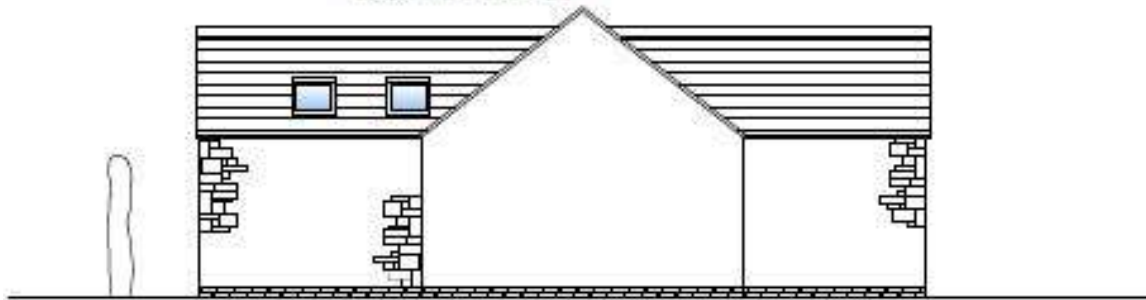
PROPOSED ROOF PLAN



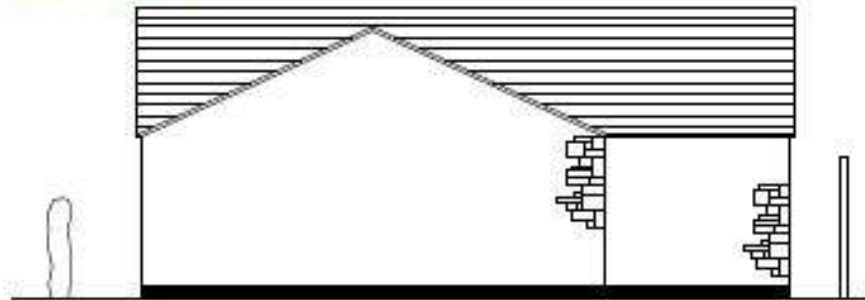
NORTH ELEVATION



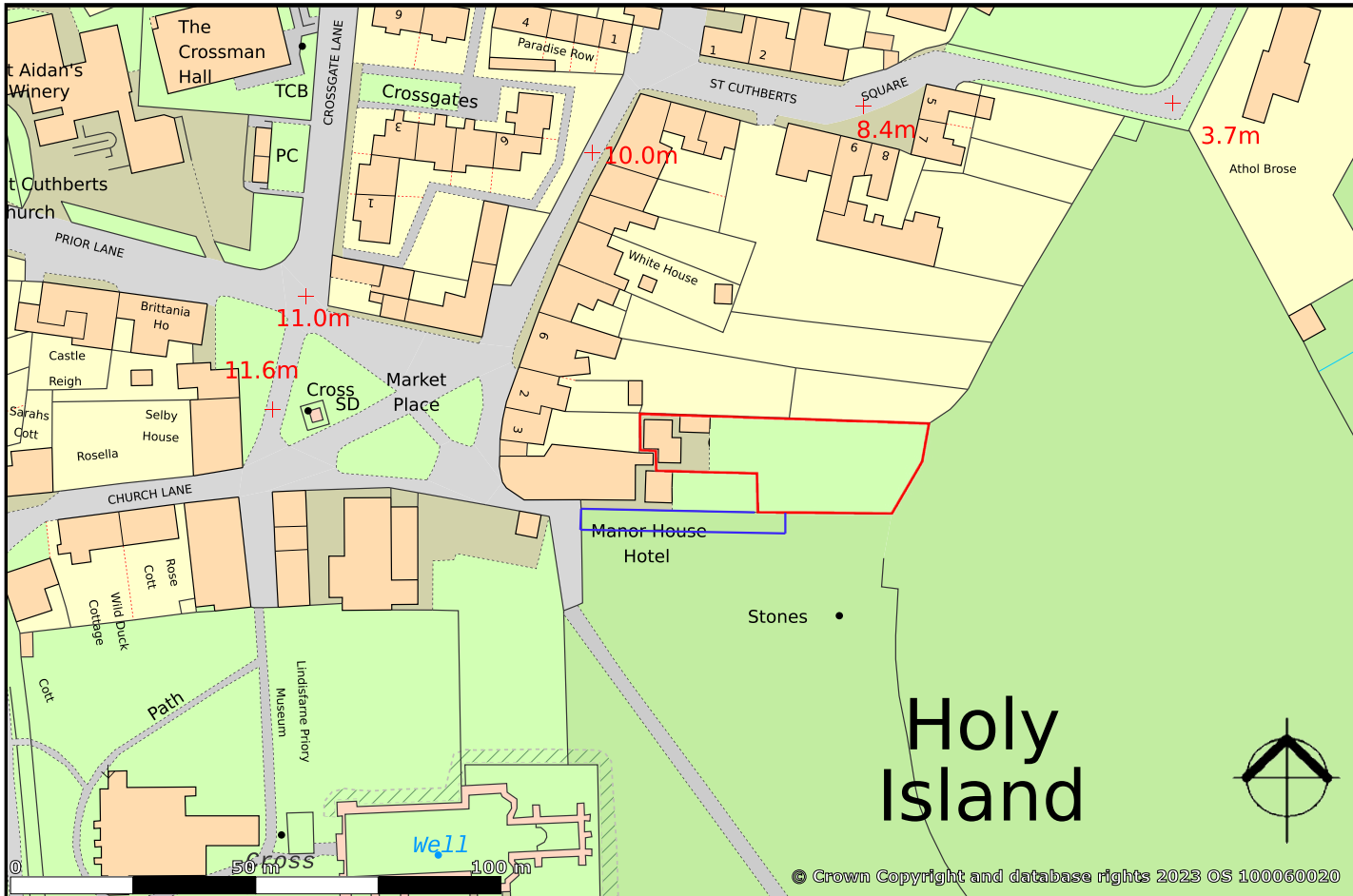
EAST ELEVATION

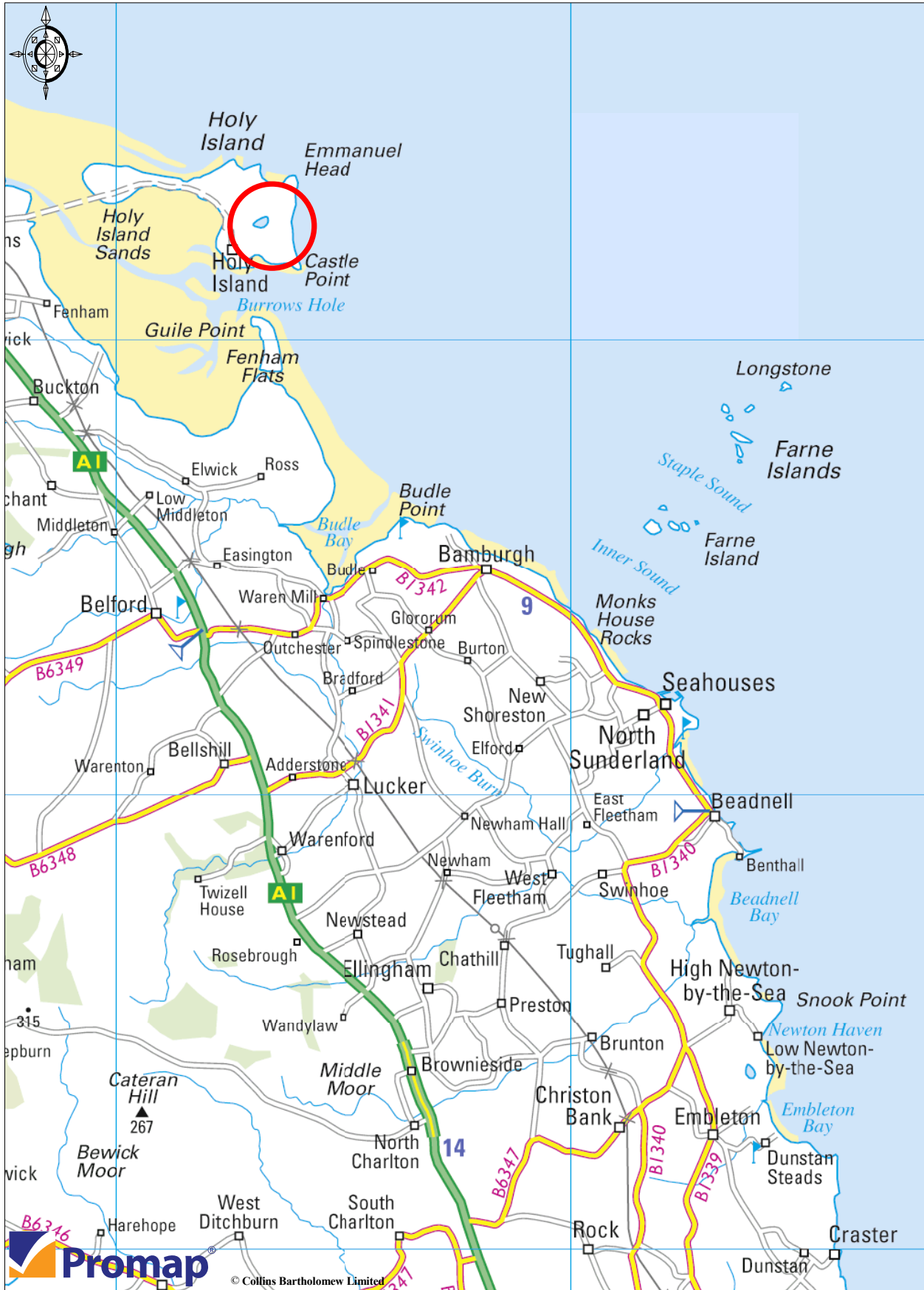


SOUTH ELEVATION



WEST ELEVATION





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Townfoot, Rothbury, Morpeth NE65 7SP | [info@ayrepropertieservices.co.uk](mailto:info@ayrepropertieservices.co.uk) | [www.ayrepropertieservices.co.uk](http://www.ayrepropertieservices.co.uk) | 01669 621312

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