



# COQUETDALE HOUSE ROTHBURY

AYRE  
PROPERTY  
SERVICES

01669 621312  
[ayrepropertieservices.co.uk](http://ayrepropertieservices.co.uk)

# FOR SALE

A rare opportunity to acquire a residential apartment together with a commercial investment arranged over three floors. The apartment occupies first and second floor over the building that once was Rothbury's Bakery which is occupied by the Co-operative and is subject to an annual income. The rear of the ground floor building is in a dilapidated condition and has plans drawn to convert into a one bedroomed dwelling under General Permitted Development. Coquetdale House occupies a central position on the High Street in Rothbury overlooking the village green.

## Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, bank, golf club, professional and medical services and a full range of local shops.

## Coquetdale Mews

A two bedroomed maisonette situated on the elevated section of Rothbury's High Street, occupying the first and second floor. Architectural features include shutters, ceiling rose and moulded cornicing. The principal rooms are south-facing and enjoy fine views over the hills surrounding the village. Accommodation comprises Entrance Lobby, Conservatory, Kitchen/Dining Room, Sitting Room, 2 Bedrooms and Shower Room. Small roof terrace looking towards Back Crofts. The property would benefit a degree of modernisation/refurbishment.

## Bakery

The Old Bakery to the rear has proposals under the new permitted development rights (introduced August 2021) to convert into a one bedroomed property. 45.7 sq. mts (491 sq ft) the building has stood empty for a long time is perfectly placed for a second home or holiday let. This is currently let to the Co-operative. but unused.

## Commerical

The commercial element is the ground floor of Coquet House, currently occupied by the North East Cooperative Group (the current entrance and first aisle) and is subject to an annual rent. Details can be provided on request.

## Services

Mains electricity drainage and water. Night Storage heating. Fully double-glazed.

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Council Tax - Mews Apartment

Council Tax Band A - £1,442.04 - 2022/23

The Ground Floor Commercial Element is subject to business rates.

## Postcode

NE65 7TE

## Tenure

Freehold

## EPC Rating - Mews Apartment

Current Rating - E

Full report available upon request.

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

Details Prepared

September 2022

Property Reference

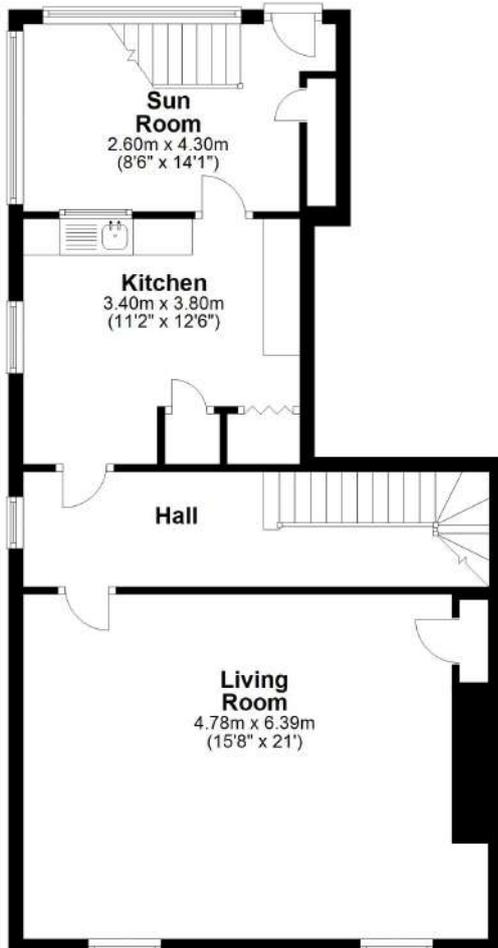
88791008

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	42   E	
21-38	F		
1-20	G		



**First Floor**

Approx. 66.3 sq. metres (713.3 sq. feet)



**Second Floor**

Approx. 38.3 sq. metres (412.3 sq. feet)

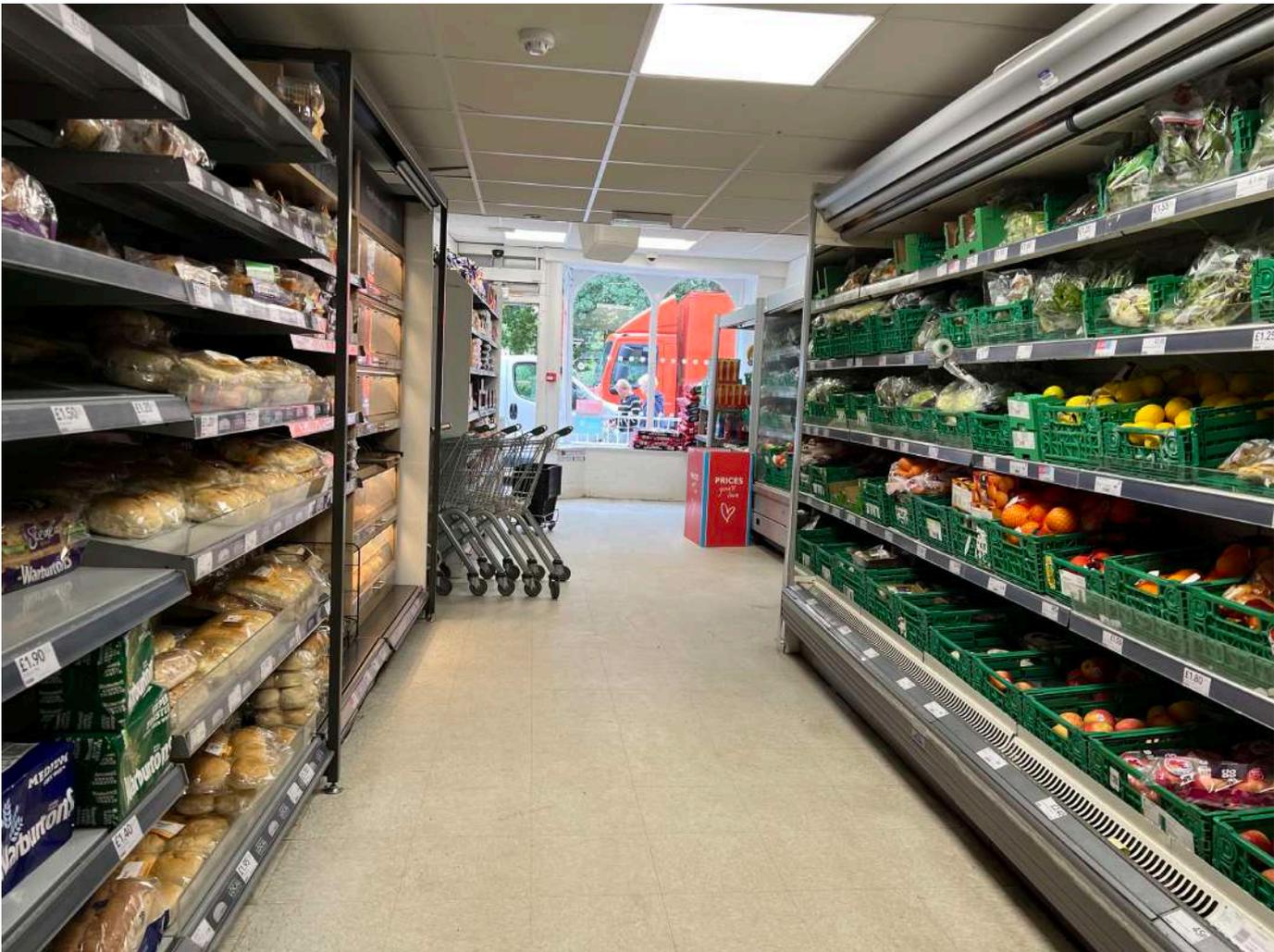


Total area: approx. 104.6 sq. metres (1125.6 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Flat above Co-op, Coquetdale House**







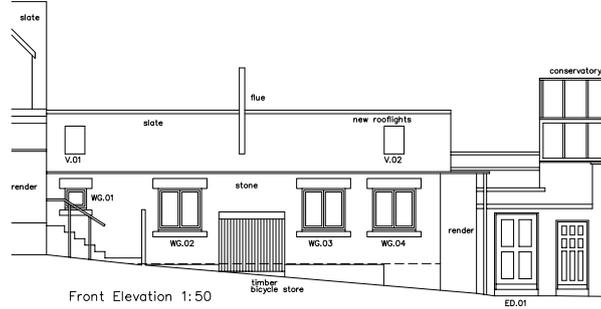
**WINDOW & DOOR SCHEDULE**  
 All measurements to be taken on site, and not from drawings.  
 These dimensions are for pricing purposes.  
 New internal doors painted, varnished, sanded doors.  
 New windows and doors to be painted before to match existing.

DD.01: 838 x 1981 - solid  
 DD.02: 838 x 1981 - solid, with privacy lock

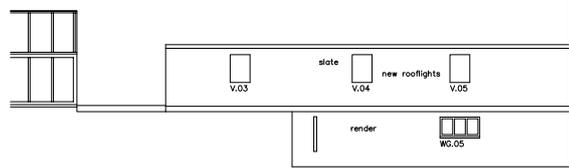
WG.01: 800 x 400 - low hung, obscured glass  
 WG.02: 1200 x 1200 - side hung  
 WG.03: 1200 x 1200 - side hung  
 WG.04: 1200 x 1200 - side hung  
 WG.05: 1100 x 400 - fixed overhead

ED.01: 1000 x 2100 - four-panelled door, partially glazed  
 V.01-06: 500 x 1180 - centre pivot

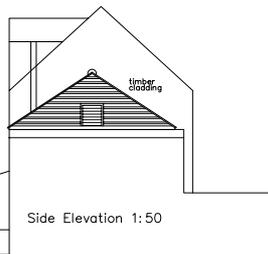
Background ventilation required to all new rooms.



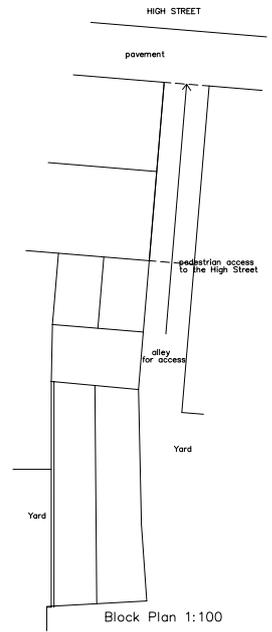
Front Elevation 1:50



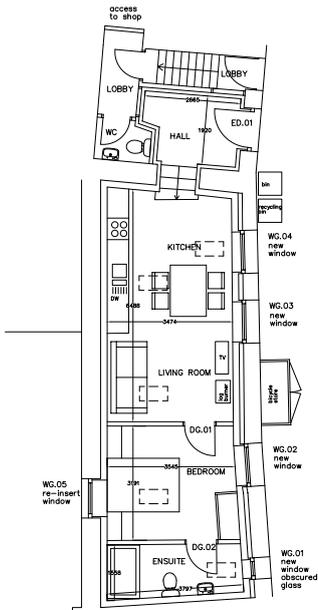
Rear Elevation 1:50



Side Elevation 1:50



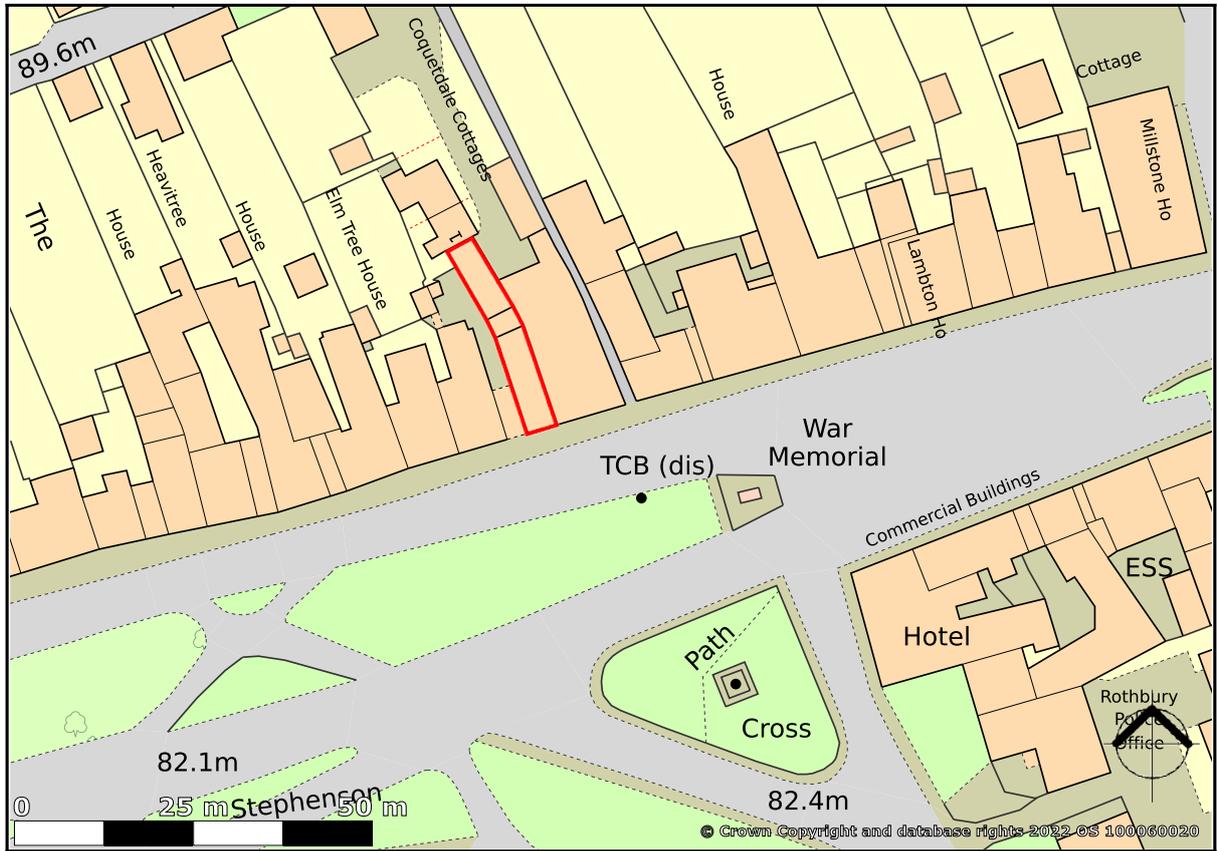
Block Plan 1:100



PROPOSED  
 Ground Floor Plan 1:50  
 Internal Floor Area 45.7m<sup>2</sup>

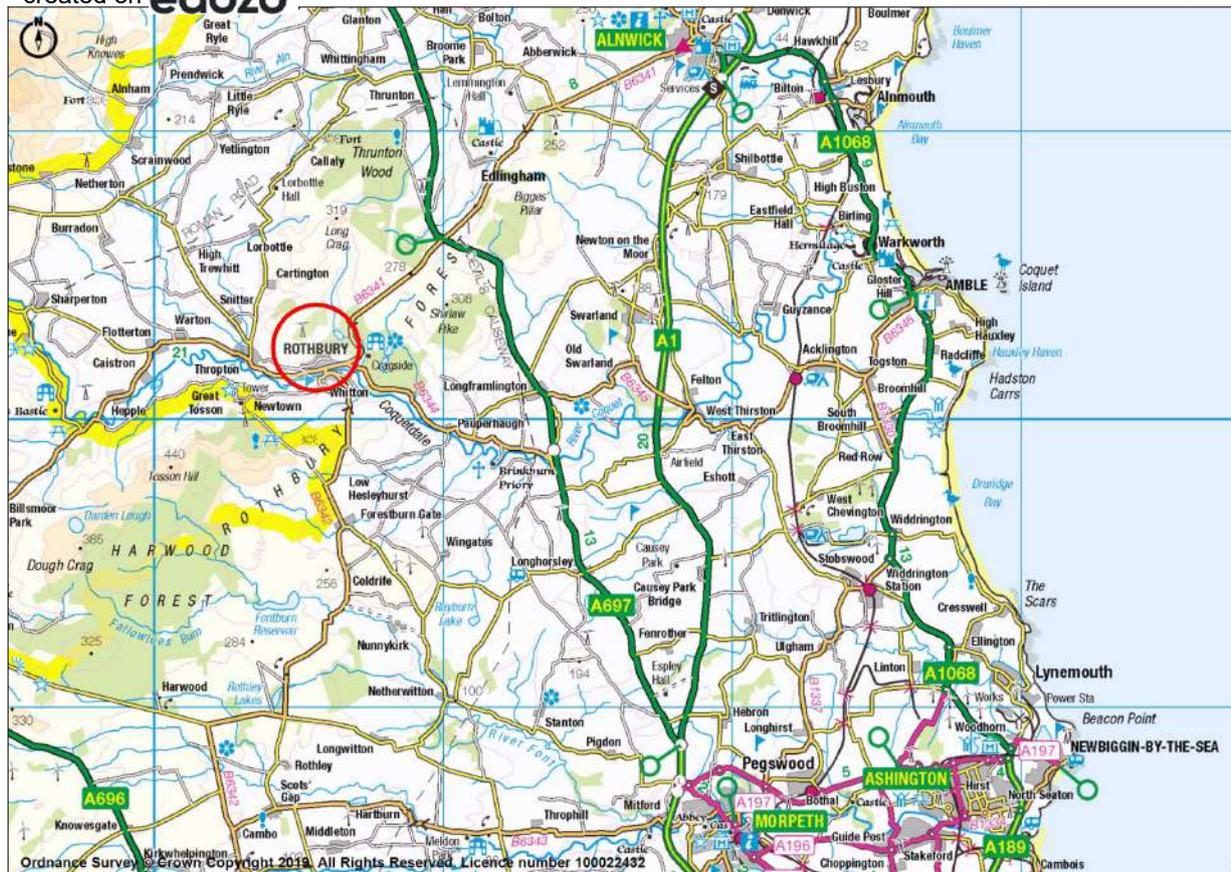
ARCHITECT'S COPYRIGHT RETAINED

Revision	Amendments	Date
A	Highways Amendments	10/21
	Drawing Created	07/21
Client Mr R Colling		
Project Coquedale House Bollibury		
Drawing Proposed Plans and Elevations		
Project No. CCH	Drawing No. 201	Scale 1:50 1:100
<b>Ninette Edwards Architect</b> 12 ALSINDE WHITTINGHAM NORTHUMBERLAND NE65 4SJ TEL: 01665 574733 ninette@alnsidassociates.co.uk		



created on **edozo**

Plotted Scale - 1:1,250



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

**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.