



OTTERBURN MILL, OTTERBURN, NEWCASTLE UPON TYNE, NE19 1JT



OTTERBURN MILL

Otterburn, Northumberland, NE19 1JT

FOR SALE (due to retirement)

- Popular Former Retail Outlet / Café
- Additional storage and office space
- 14.12 acres including grazing land
- Fully fitted kitchen/café
- Potential significant income from Biomass boiler grant
- Potential for alternative uses subject to Planning and Listed Building consent

OFFERS IN REGION OF £720,000

GET IN TOUCH

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LOCATION

The property is situated in the village of Otterburn, which lies on the edge of the Northumberland National Park. Otterburn lies on the A696 close to its junction with the A68 approximately 24 miles north of Hexham and 31 miles north-west of Newcastle upon Tyne.

The village lies on the banks of the River Rede and benefits from local amenities including shops, school, church and small sports centre. The village is also home to the Otterburn training area, which is one of the largest army training ranges in the UK.

The Scottish Borders are around 16 miles to the north-west.

DESCRIPTION

The property comprises a former retail outlet, café and adjoining land. The original Mill dates from around 1781, with the main building being three-storey, of stone construction under a slate covered pitched roof with single glazed timber framed windows. This part of the property has previously been occupied as a shop, café and museum. The upper floors of the building provide office and storage facilities.

The café is complete with a commercial kitchen and internal seating for around 100 customers, as well as customer toilets. All existing kitchen equipment is included. The café leads into the museum area, where original elements of the Mill are displayed. There is a garden area to the front of the property with external seating for the café and a small children's play area.

The main retail unit is situated toward the rear of the site and is constructed of stone elevations, predominantly clad in corrugated metal panels to the roof and side elevations. The roof is timber framed, with north lights.

There are several other detached outbuildings, which have mostly been used for storage. One houses the biomass heating system, which provides hot water and central heating to the property. A gas tank provides gas for cooking in the commercial kitchen.

There is a car park to the side of the retail unit which is unmarked and has space for approximately 80 cars.

The total site area extends to 14.12 acres (5.71 hectares). Approximately 11.49 acres (4.65 hectares) of this is grazing land, which we understand is currently let to the adjoining farmer.





Part of the original Mill building is Grade II Listed, as are the Tenters, which are rows of tenterhooks previously used for the drying of cloth and dating from the early 19th Century.

ACCOMMODATION

We have carried out a measured survey of the property and calculated the gross internal area as follows:

Main Building	1034.87 sq m	(11,139 sq ft)
Engine Room	51.45 sq m	(554 sq ft)
Stores	36.90 sq m	(397 sq ft)
Retail Shed	523.89 sq m	(5,639 sq ft)
TOTAL	1647.11 sq m	(17,729 sq ft)

RATEABLE VALUE

The whole of the property is entered into the Rating List as follows:

Description: Showroom & Premises	
Rateable Value	£28,500

SERVICES

The property benefits from a Biomass boiler. The system generates potentially significant income from subsidy payments as part of the Renewable Heat Incentive scheme.

There is mains water supply and drainage is to the main sewer.

The burn 'Mill Leat' runs through the property and drove the Mill when it was in operation. The burn has historically caused flooding. Flood protection measures are in place.

BUSINESS POTENTIAL

The business previously operated out of the subject property traded as a popular retail outlet and café. The owners of the business have retired and the business has closed.

The property could be reopened as a retail outlet, museum and café. The current owners have invested in new kitchen/café equipment over recent years and the fixtures and fittings are included in the sale.

The property could also be developed for alternative uses such as other retail uses, a restaurant, or possibly an equestrian facility. The buildings may also be able to be converted for residential use. All alternative uses are subject to planning and Listed Building consent being obtained.



The building offers great potential for new owners to invest further in the property and build on the business previously operated from the site.

PRICE

Our client's freehold interest in the property is available for sale at offers in the region of £720,000

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

All fixtures and fittings are included in the sale, together with the Biomass boiler which attracts grant funding via the Renewable Heat Incentive Scheme.

It may be possible to sell the property by way of a company transfer.

VIEWINGS

Strictly by appointment through Sole Agents youngsRPS

Contact Paul Fairlamb

Tel: 0191 2610300

Email: paul.fairlamb@youngsrps.com

LEGAL COSTS

Each party to bear their own legal costs.

All figures quoted above are exclusive of VAT where chargeable.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATES

The property has the following EPC ratings:

Retail Building B-33

Visitor Centre A-23

Copies of EPC certificates and recommendation reports are available on request.

Particulars amended July 2025

Photographs taken April 2025 before business vacated.



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