

The Duke's Middle School

THE AVENUE, ALNWICK, NORTHUMBERLAND, NE66 1AJ

For Sale by Informal Tender



savills

Boundary lines are approximate

KEY HIGHLIGHTS

- Excellent conversion and new build development opportunity
- Detailed planning consent for 13 luxury apartments and five new build homes
- Highly sought after and affluent location
- 1.69 acres (0.68 hectares)
- Informal tenders sought by noon Wednesday 18th March 2026

LOCATION

The property occupies a secluded position in the heart of Alnwick, the sought after Market Town in Northumberland, having frontage onto The Avenue and Hope House Lane. Alnwick is located approximately 18 miles north of Morpeth, 33 miles south of Berwick-upon-Tweed and 33 miles north of Newcastle upon Tyne. The coastline of Northumberland is found approximately five miles east of Alnwick, providing easy access to the nearby popular seaside destinations of Beadnell, Craster and Amble.

Road access to Alnwick is principally provided from the A1 (M) which lies immediately east of the town, facilitating access to Tyneside to the south and rural Northumberland and the Scottish borders to the north. Alnwick station, located 3 miles east of Alnwick, provides regular connections to various regional and national destinations including Morpeth, Newcastle upon Tyne and London Kings' Cross.

The property is located approximately half a mile south of Alnwick town centre, which has representation from a range of nationally recognised occupiers including Boots, Superdrug, Costa, FatFace and Trespass, as well as numerous independent retailers, cafés, restaurants, bars and boutique hotels.



DESCRIPTION

The property comprises an Edwardian school of sandstone construction, built in the early 1900s in a Gothic style. It is arranged over three floors having multiple slate pitched roofs with windows of varying styles. It is Grade II Listed and forms part of Alnwick's Conservation Area.

The property has an east and west wing, creating a courtyard space to the centre which is arranged around three sides, overlooking a former sports playing field to the south.

A detached caretaker's cottage and a detached outbuilding are located to the east and north respectively. Vehicular access is provided from The Avenue to the east whilst pedestrian access is provided from Hope House Lane to the west.

Internally the property has cellular accommodation, with central corridors providing access to the former classrooms, as well as a grand examinations hall with stained glass windows.

The site extends to 1.69 acres (0.68 hectares)

PLANNING

Planning permission for the property's conversion to provide 13 luxury apartments, to include the demolition of modern extensions and outbuildings to the rear, was granted at committee in October 2025 under planning application reference number 24/03628/FUL, subject to the signing of a Section 106 Agreement. The property also granted Listed Building Consent at committee in October 2025 under planning application reference number 24/03629/LBC.

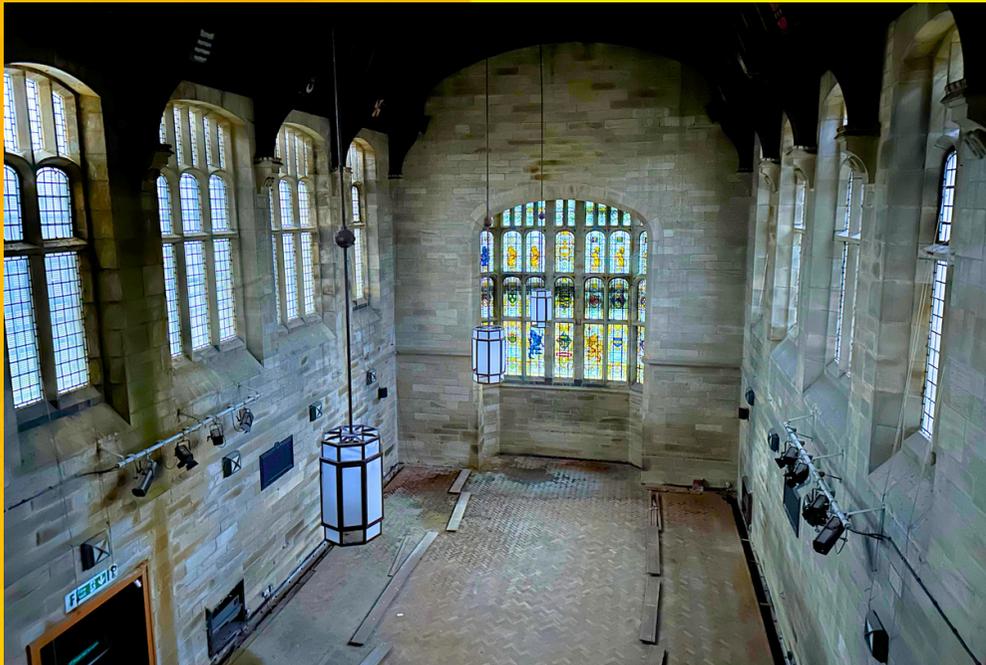
The consented scheme will comprise a mix of two, three and four bed maisonettes, apartments and townhouses. The two beds shall range from 859 to 2,623 sq ft; the three beds will range from 1,055 to 2,309 sq ft and the four beds shall range from 1,197 to 2027 sq ft.

The consent scheme, under application 24/03628/FUL, will also comprise the delivery of 46 executive new build dwellings, which shall primarily be delivered on the property's playing field to the south. Five plots will be delivered on land situated to the rear of Duke's School, to be located on land hatched blue on the supporting plans. The new build dwellings will comprise 2x two beds, which shall extend to 876 sq ft and 3x three beds townhouses, which shall extend to 1,398 sq ft.

The total square footage of both The Duke's School and the five new build homes will extend to 25,077 sq ft (2,329 sq m).

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SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

TENURE

The site is to be sold freehold with vacant possession, comprising part of Title ND219771.

VIEWINGS

Viewings during the marketing period are by strict appointment only, with Sole Selling Agent, Savills.

LEGAL AND SURVEYING FEES

Each party is to be responsible for their own legal and surveying fees incurred in the transaction.

VAT

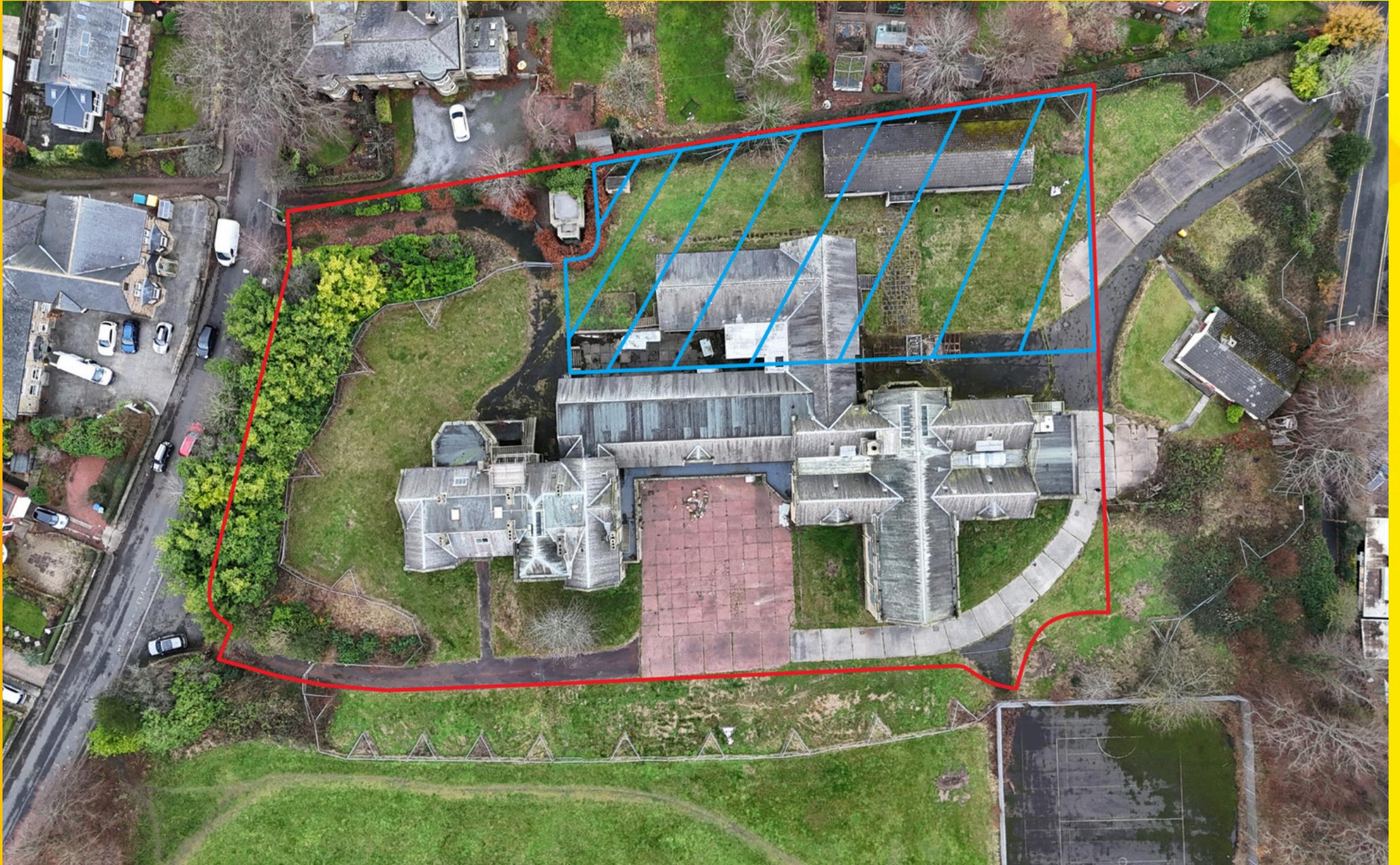
All offers received will be deemed to be exclusive of VAT where chargeable.

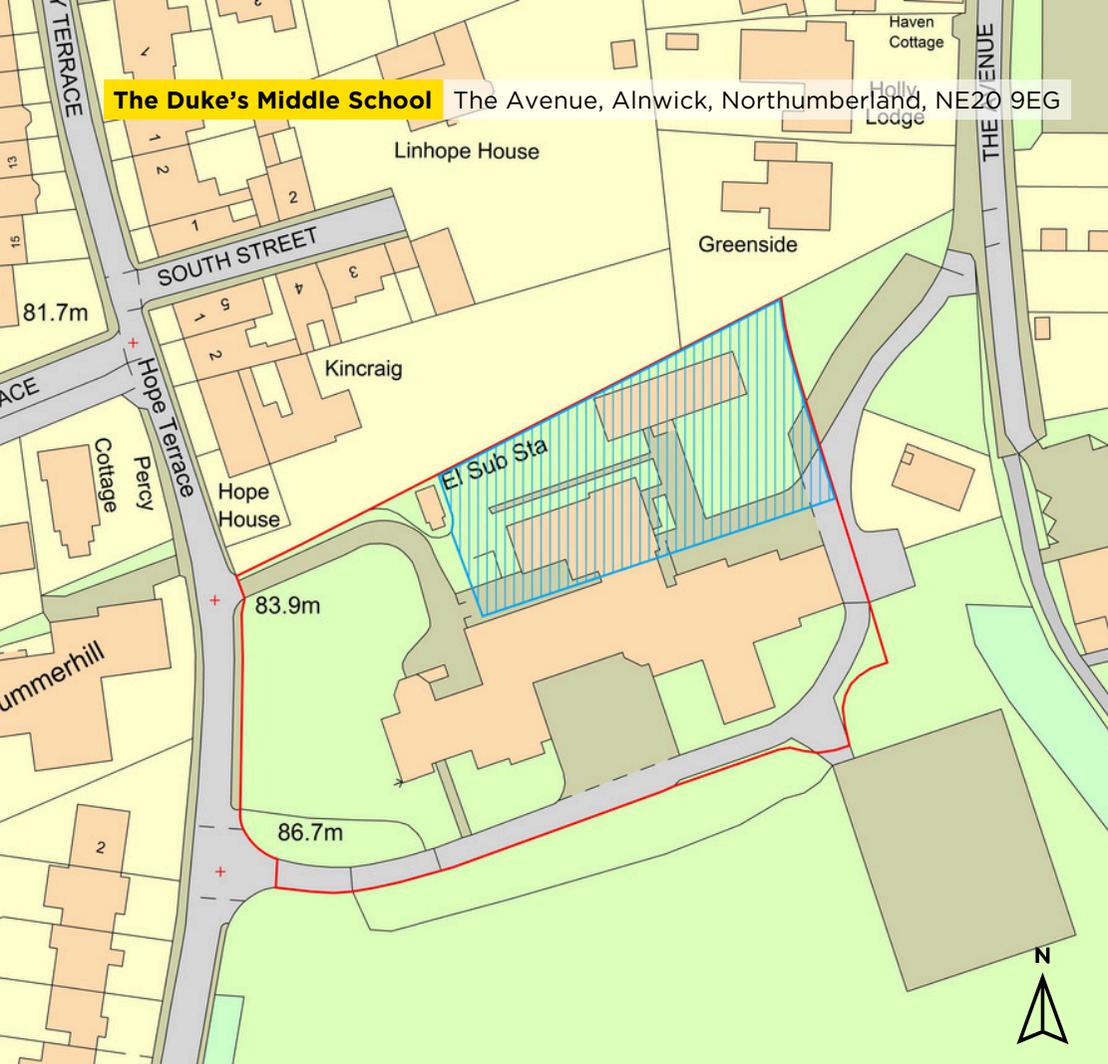
INFORMATION PACK

An Information Pack is available upon request, which includes the following documents:

- Title Register & Plans;
- Planning application documents;
- Aerial photography; and
- Pro Map plans.







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METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via Informal Tender. Offers are invited for either just The Duke's School or The Duke's School with land for the 5x new build homes to the rear.

Tenders are requested by noon Wednesday 18th March 2026. Tenders are to be submitted directly to:

Glenn Laws (glenn.laws@savills.com) or Emma Young (emma.young@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Supporting layout plan;
- Proof of funds;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Bids which the vendor and/or Sole Selling Agent Savills consider having onerous or unusual conditions may not be considered.

Please note that Overage and Clawback provisions may be incorporated into the sales contract documentation.

IMPORTANT NOTICE

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