

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

OLIVERS MILL MORPETH NE61 1PP



- Tenure: Leasehold Extended Lease
- First Floor With River Views
- Town Centre Location
- EPC: C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Bedroom Apartment
- No Further Chain
- Private Car Park
- Council Tax Band: B

Price £160,000

OLIVERS MILL MORPETH NE61 1PP

A two bedroom, first floor apartment boasting superb views over the River Wansbeck, the weir, and Telford Bridge. Offered for sale with no upper chain, the accommodation features an entrance lobby, hallway with useful storage, a modern kitchen, a bright lounge with Juliette balcony enjoying river views, two bedrooms, both of which also have river views and a shower room/WC. Externally, there's a residents-only car park for convenience.

Ideally situated in Morpeth town centre, the property is perfectly placed for easy access to an excellent range of amenities including shops, cafés, restaurants, bars, supermarkets, health and leisure facilities, and Morpeth's vibrant weekly market. Morpeth Railway Station and good transport links are also within easy reach, making this an attractive choice for professionals, downsizers, or investors alike.

Viewing is highly recommended to fully appreciate the prime location and scenic outlook offered by this delightful apartment.

The current owner is in the process of extending the lease by 90 years. Upon completion of the sale, the lease term will be 159 years.

ENTRY TO OLIVERS MILL

Entry is via a communal door which provides access to the communal hallway and stairs to all floors. There is no lift in this development.

ENTRANCE HALL

Entrance door leading to a lobby with an inner door to the hall way. The hallway has two storage cupboards and a radiator.



LOUNGE

14'8" x 9'4" (4.48 x 2.85)

Measurements are approximate.

The lounge has a bright and airy feel with a Juliette balcony looking toward Telford bridge and an additional window looking across the river to Carlisle Park. Radiator.



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VIEW FROM LOUNGE



KITCHEN

10'3" x 6'2" (3.13 x 1.9)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with a mixer tap, integrated washing machine, space for electric cooker with fitted extractor hood and space for a fridge freezer. Double glazed window and radiator.



BEDROOM ONE

8'0" x 8'1" (2.46 x 2.48)

Two double glazed windows and a radiator.



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OUTLOOK FROM BEDROOM ONE



BEDROOM TWO

7'4" x 8'1" (2.26 x 2.48)

Double glazed window and radiator.



SHOWER ROOM/WC

6'2" x 8'6" (1.88 x 2.60)

Fitted with a wc, wash hand basin in vanity unit and an electric shower enclosed with a glass shower screen. Radiator and extractor fan.



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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker July 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 19 mbps 1 mbps Good

Superfast NA NA NA

Ultrafast NA NA NA

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations. (Ofcom Broadband & Mobile Checker July 2025).

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Coverage is based on predictions by mobile network operators.

Performance is based on crowd sourced samples. Scores should be considered as a guide since there can be local variations.

Experience can vary due to a range of factors in the local area.

The information displayed may not always reflect your experience 'on the ground'.

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium Risk - (Gov.uk Flood Risk Checker July 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker July 2025).

Planning Permission - There is currently no active planning permissions for Olivers Mill. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked July 2025).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.



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TENURE & COUNCIL TAX BAND

Leasehold -We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

We have been advised that the lease term is 99 years from 01.01.1996 which leaves approximately 69 years remaining on the lease. ****THE LEASE IS BEING EXTENDED BY THE CURRENT SELLERS & WILL BE AVAILABLE WITH 159 YEARS REMAINING ON COMPLETION****

The ground rent and service charge is currently £1,716.36 per year. The current owner is in the process of extending the lease by 90 years. Upon completion of the sale, the lease term will be 159 years.

Council Tax Band: B (Source gov.uk Checked July 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

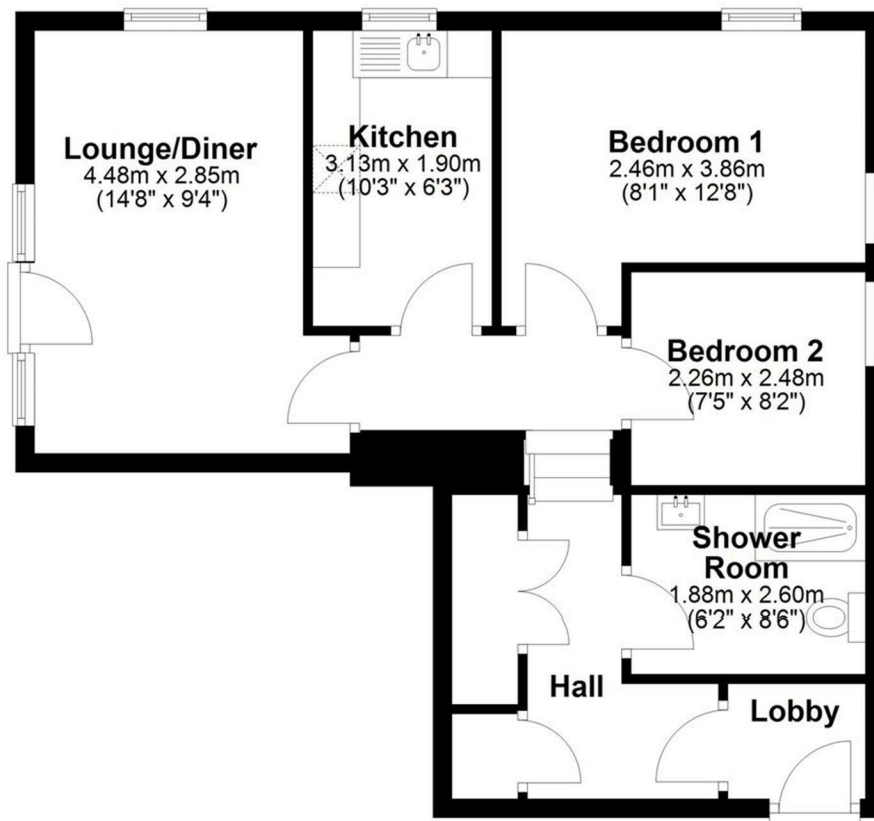
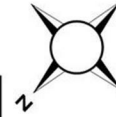
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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OLIVERS MILL MORPETH NE61 1PP

First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)

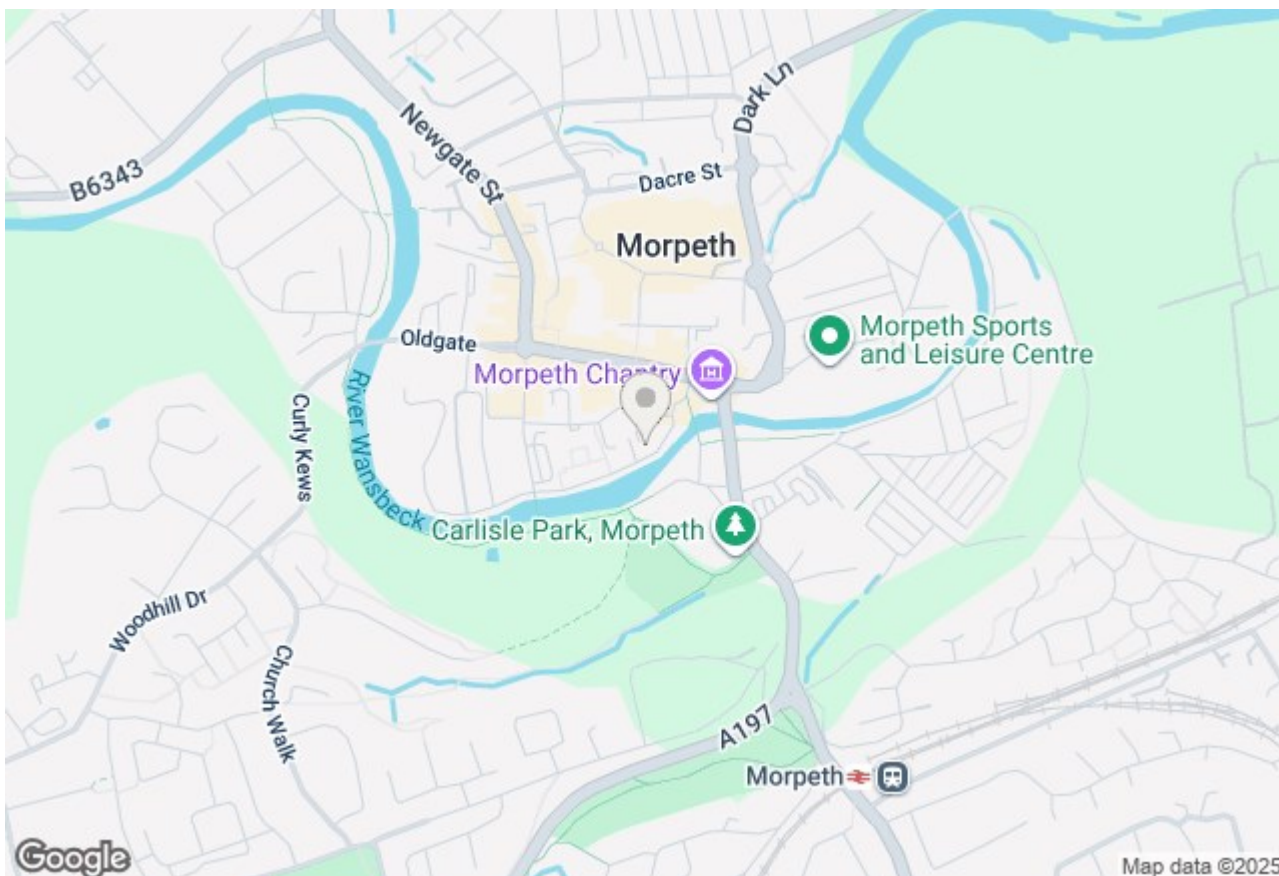


Total area: approx. 56.1 sq. metres (603.4 sq. feet)

Olivers Mill, Morpeth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com