

Discover the **NEW COASTAL HUB**

AN OUTSTANDING DESTINATION WITH COMMUNITY AT ITS HEART,
OFFERING EXCITING RETAIL AND LEISURE OPPORTUNITIES IN PHASE 1

ONLY
3 UNITS
AVAILABLE



PHASE 2

FURTHER
RESIDENTIAL
AND LEISURE
OPPORTUNITIES

THE LINKS | SOUTH BEACH BLYTH | NORTHUMBERLAND | NE24 3PG



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A Coastal HAVEN

The Links at South Beach offers a diverse and vibrant landscape with a backdrop of long, wide sandy beaches backed by sand dunes providing a haven for wildlife. As a designated area of Special Nature Conservation it is popular with families, cyclists, day visitors, watersport enthusiasts and residents.

Substantial new housing developments in the area have added over 600 new homes over the past 10 years.





SITE PLAN

The **PORT OF BLYTH** is a leading offshore energy support base and important hub for movement of wide ranging cargoes - with around **500** employees located on site.

The *South Shore* **LOCAL HOUSING** development by *Persimmon Homes* offers **399** homes, providing a range of 2-4 bedroom accommodation.

The **DAVE STEPHENS CENTRE** offers local facilities including a café, WCs and is home to Blyth Lifeguard and Swimming Club.

The **ROAD NETWORK** annual average daily flow in 2018 for the **A193** was **12,434*** and the **A1061** was **14,989.***

Visitors are able to make the most of the surroundings by renting one of the fabulous **BEACH HUTS** on the promenade.

FREE PARKING for over **250** vehicles.

BLYTH BATTERY is one of the most complete coastal defence batteries built in 1916 to defend the Port of Blyth during WW1 and WW2.

NCN ROUTE 1 is part of the National Cycle Network (NCN) **1264 miles** of path connecting the White Cliffs of Dover with the most northerly tip of the Scottish Highlands.

*Department of Transport

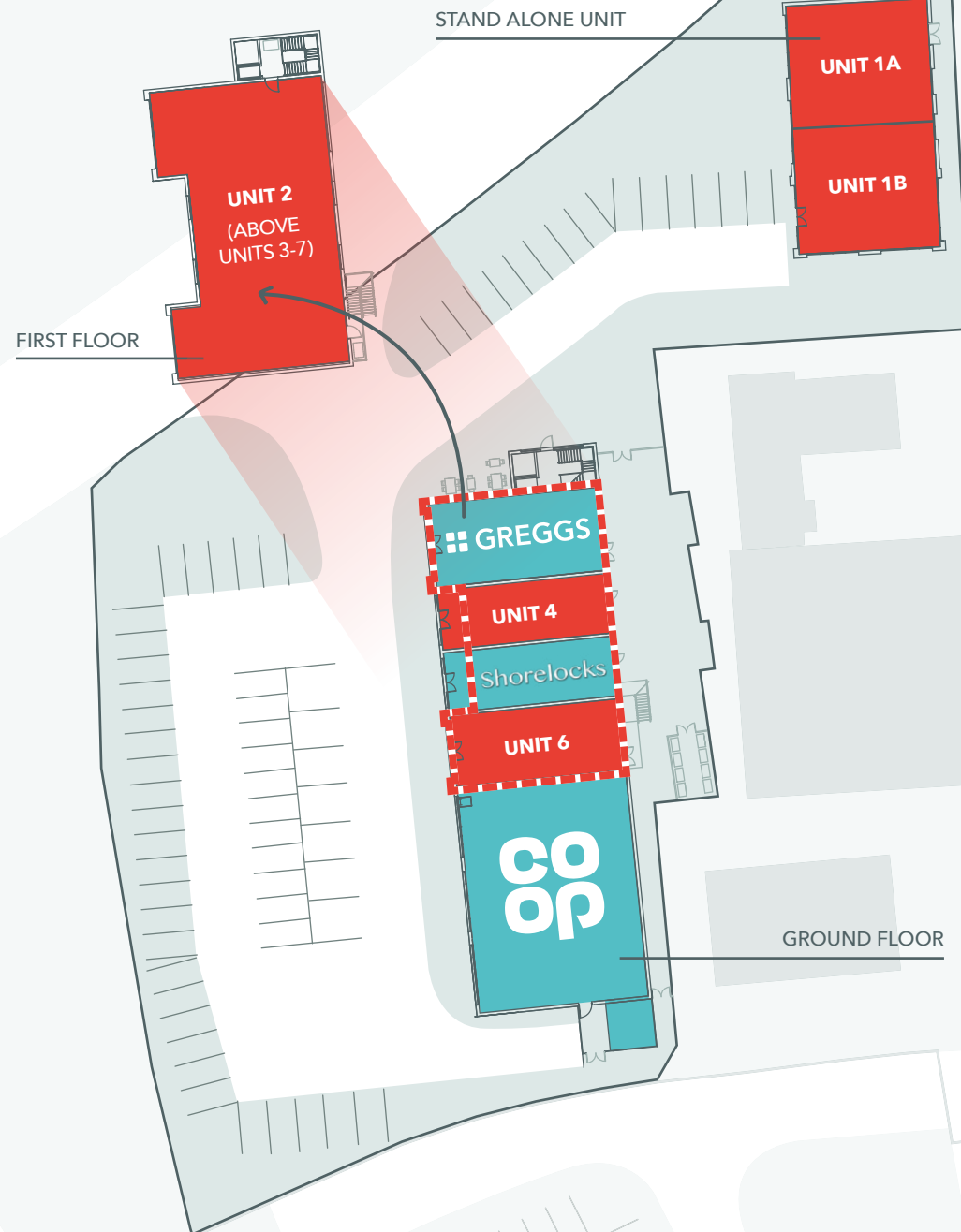


Phase One

Work is nearing completion on the construction of this exciting Gateway Development comprising an initial 1,511 sq m (16,262 sq ft) retail and leisure development to be anchored by a 349 sq m (3,760 sq ft) Co-op convenience store.

UNIT		SQ M	SQ FT
1A	UNDER OFFER	156	1,684
1B	UNDER OFFER	156	1,676
2	TO LET	411	4,429
3	GREGGS	132	1,424
4	TO LET	94	1,017
5	SHORELOCKS	94	1,017
6	TO LET	112	1,210
7	CO-OP	349	3,760

Details of rents, lease terms, unit specifications and all other details are available upon further enquiry.



Indicative plan only

THE BEST *View in Blyth*

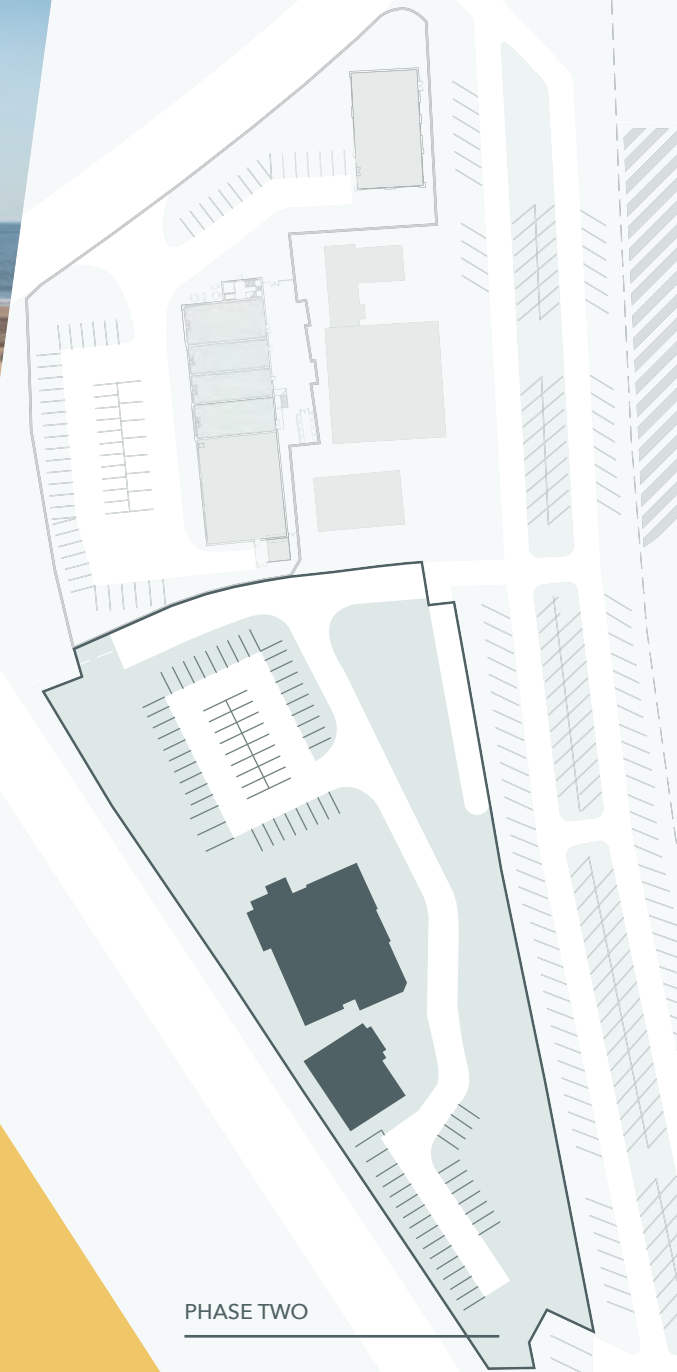
Unit 2 provides **411 sq m (4,429 sq ft)** of largely open plan first floor space with fabulous views overlooking the South Beach.

The accommodation is suitable for a variety of uses including restaurant/leisure and will be handed over as a shell, with the frontage and pop up mains services. Further details/plans are available upon request.





Indicative plan only



PHASE TWO

Phase Two

The Southern Cell provides 2 acres (0.8ha) which, subject to planning consent is suitable for a wide range of uses including residential and leisure-based opportunities.

Expressions of interest are invited.



Contact Details

All viewings are strictly by prior appointment through Sole Agents:

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ON BEHALF OF



**KINGSMEAD
DEVELOPMENTS**

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