



Longstone House Hotel

180-182 Main Street, North Sunderland, Seahouses NE68 7UA

- Hotel with full planning permission for holiday lets conversion
- Separate three-bedroom house included in sale
- Full planning for 9 holiday lets granted 2025
- Planning Includes 4 apartments and 5 holiday houses
- Former 16-bedroom hotel with bar and restaurant
- Spacious 0.579-acre site with parking and garage
- Floor area 868.7 sq. m. (9,350 sq. ft.)
- Popular year-round tourist destination and investment hotspot
- Freehold title with strong planning history
- Property is offered with vacant possession not as a going concern

Price: £1,100,000 Freehold

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Location

Longstone House Hotel is situated in the picturesque village of North Sunderland, seamlessly merging into the popular coastal town of Seahouses on the stunning Northumberland coast. This prime location offers the perfect balance between peaceful village charm and vibrant seaside appeal. Seahouses is a well-loved destination for holidaymakers, known for its beautiful beaches, bustling harbour, and gateway access to the spectacular Farne Islands, famous for their wildlife, including puffins and grey seals. The town boasts a wide array of cafes, restaurants, pubs, and shops, creating a lively atmosphere throughout the year.

The surrounding Northumberland Area of Outstanding Natural Beauty (AONB) offers breathtaking landscapes, coastal walks, and easy access to nearby attractions such as Bamburgh Castle, Holy Island (Lindisfarne), and the Cheviot Hills. Outdoor enthusiasts and heritage lovers alike are drawn to the region for its unspoiled scenery and rich history. Despite its peaceful setting, the area is well-connected. The A1 is within easy reach, offering straightforward travel to Alnwick, Berwick-upon-Tweed, and Newcastle upon Tyne. Regular bus services also link Seahouses with surrounding towns and tourist hotspots.

With approved planning permission for conversion to self-contained holiday lets, Longstone House Hotel presents a rare opportunity to invest in one of Northumberland's most desirable coastal locations, attracting strong year-round tourism demand.

Description

We are pleased to offer for sale this attractive and substantial hotel property with recently approved full planning permission (Ref: 24/03894/FUL, granted 28 March 2025) for the conversion, alteration, extension and partial demolition of the existing hotel and garage structure to create nine self-contained holiday lets (sui generis). The approved scheme includes:

- Four apartments accessed via a communal lobby
- Five townhouses with individual ground-level entrances
- Associated landscaping and parking provisions

The existing Longstone House Hotel comprises:

- 16 en-suite letting bedrooms across ground, first, and second floors
- Owner's accommodation on the first floor (lounge/kitchen and two en-suite bedrooms)
- A bar, function room, and restaurant
- A sunny front beer garden and rear car park with detached garage/workshop
- A separate two-storey, three-bedroom house forming part of the site

The hotel is currently closed, offering a blank canvas for redevelopment or repositioning.

Key Details

- Floor Area: approx. 868.7 sq. m. (9,350 sq. ft.)
- Site Area: approx. 0.234 hectares (0.579 acres)
- Tenure: Freehold
- EPC Rating: C & E
- Title Numbers: ND156209 / ND100466

Rates and Council Tax

- Rateable Value (182 Main Street): £18,000 (2025 Rating List)
- Council Tax (180 Main Street): Band B

Viewing

Strictly by appointment through this office.

Current / Former Planning Permission

Change of use to 9 residential apartments

Permitted: 30th March 2007

Ref. No: N/06/B/1002

Extension of time limit on change of use to 9 residential apartments

Permitted: 15th April 2010

Ref. No: N/10/B/0121

Erection of 4 terraced houses following demolition of existing garage

Permitted: 30th May 2006

Ref. No: N/04/B/0879

Renewal of N/04/B/0879 for erection of 4 terraced houses

Permitted: 14th July 2011

Ref. No: 11/00872/FUL

Conversion, alteration, extension and part-demolition of hotel (use class C1) and associated garage structure into nine self-contained holiday lets (sui generis) with associated landscaping and parking. The lets include four apartments accessed from communal lobby and five houses with individual ground level entrances.

Permitted: 28th March 2025

Ref: 24/03894/FUL

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.

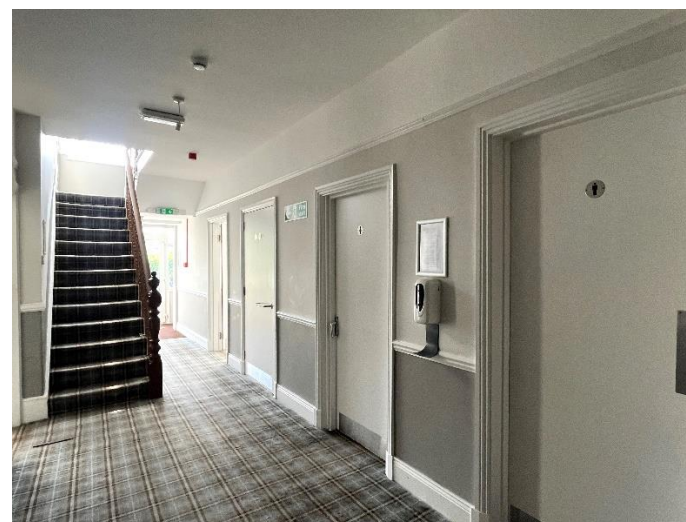
Ref: I283 (Version 3)

Prepared: 08th August 2025

Floor Area

Area	sq. m.	sq. ft.
Ground Floor		
Reception	28.71	309.03
Beer cellar	15.57	167.59
Glass Wash/Ice Room	6.16	66.30
Function Room	54.26	584.04
Bar	29.78	320.54
Restaurant	120.54	1,297.4
Kitchen	20.90	224.96
Kitchen prep area	27.69	298.05
Ladies W.C	10.01	107.74
Gents W.C	10.36	111.51
Disabled W.C	3.24	34.87
Office	8.73	93.96
Laundry room	10.67	114.85
Room 17 en-suite shower room	23.12	248.86
First Floor		
Room 4 en-suite bathroom	18.58	199.99
Room 5 en-suite bathroom	17.23	185.46
Room 6 en-suite bathroom	20.34	218.93
Room 7	8.31	89.44
Bathroom	3.28	35.30
Room 8 en-suite bathroom	12.10	130.24
Room 9 en-suite bathroom	11.9	128.09
Room 10 en-suite shower room	15.81	170.17
Room 11 en-suite shower room	16.17	174.05
Room 12 en-suite bathroom	13.90	149.61
Room 14 en-suite bathroom	15.46	166.41
Room 15 en-suite bathroom	22.56	242.83
Room 16 en-suite bathroom	17.71	190.62
Laundry Room	2.83	30.46
Laundry Room	6.06	65.22
Cleaning Room	5.19	55.86
Owners Apartment		
Lounge/Kitchen	17.43	187.61
Bedroom en-suite	12.0	129.16
Bedroom en-suite	11.45	123.24
Second Floor		
Room 1 en-suite bathroom	32.71	352.08
Room 2 en-suite bathroom	14.08	151.55
Room 3 en-suite bathroom	19.52	210.11
Laundry Room	1.95	20.98
Outbuilding/Garage	94.90	1,021.4
180 Main Street (House)		
Ground Floor		
Porch	2.82	30.35
Kitchen / Diner	25.66	276.20
Living Room	17.13	184.38
W.C	3.06	32.93
First Floor		
Bedroom	14.05	151.23
Bedroom	9.45	101.71
Bedroom	10.86	116.89
Bathroom	4.47	48.11
Total	868.7	9,349.8

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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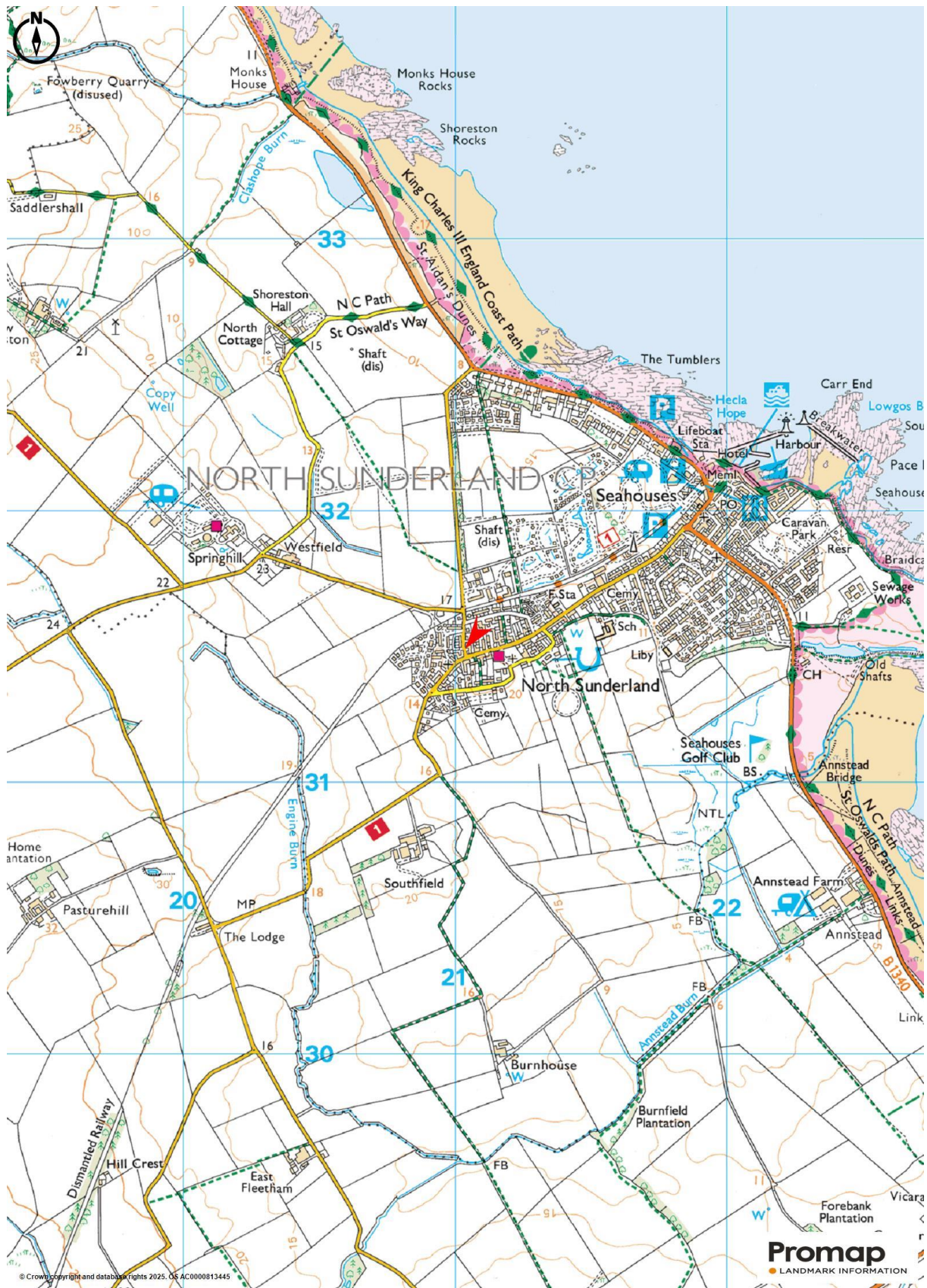
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