



- Attractive former church with gardens and dedicated parking area
- Predominantly single-storey with additional first-floor room to rear
- Gross internal area 189.41 sq. m. (2,038.8 sq. ft.)
- Site area extending to 0.18 hectares (0.44 acres)
- Close to Beadnell, Embleton and Low Newton beaches
- Former Methodist Church built in 1891
- Attractive stone elevations & wealth of original period features
- Ideal for residential, leisure or community use STPP
- Generous parking & private gardens with countryside outlook

**Christon Bank Church,
Main Road, Christon Bank,
Northumberland
NE66 3EY**

Offers in Excess of £205,000

For Sale by Informal Tender Deadline for receipt
of bids – 12 noon Thursday 10th September 2026

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Location

The property occupies a prominent position on Main Road in the village of Christon Bank, just moments from the A1, providing excellent connectivity across Northumberland. This well-placed former church benefits from strong roadside visibility and easy access for visitors, customers, or community use.

Christon Bank sits within one of Northumberland's most desirable coastal belts. The village is only a short drive from Beadnell, Embleton, and Low Newton-by-the-Sea, all renowned for their beaches, holiday accommodation, and outdoor leisure attractions. Beadnell, in particular, is a major draw for water sports, coastal tourism, and second-home ownership, making the area highly attractive for operators seeking proximity to established visitor routes.

Further amenities can be found in nearby Embleton, while the historic market town of Alnwick—approximately 6 miles south—offers supermarkets, schools, national retailers, and wider services. Regular bus routes pass through Christon Bank, linking the village with surrounding coastal settlements and towns, and the A1 provides efficient access north towards Berwick-upon-Tweed and south towards Morpeth and Newcastle. The location combines rural tranquillity with excellent coastal and transport connections, making it well-suited for a wide range of future uses.

Description

This attractive former Methodist Church, built in 1891, occupies a prominent position on Main Road in the heart of Christon Bank, a well-connected Northumberland village just off the A1. Constructed in traditional stone under a pitched slate roof, the property retains its distinctive period character while offering excellent potential for conversion or alternative use, subject to the necessary consents.

The building is mainly single-storey and arranged in an L-shaped layout, with solid and timber floors throughout. Internally, the accommodation includes a spacious main church hall with original timber pews and exposed roof trusses, a meeting room, rear hall, kitchen with fitted units, and a first-floor storeroom with built-in cupboards. The interior retains a warm, traditional atmosphere, complemented by tall arched windows that provide excellent natural light.

Externally, the property sits within an irregular-shaped site extending to approximately 0.18 hectares (0.44 acres), as calculated using Promap. There is an unsurfaced parking area to the rear, a grassed frontage, and a stone boundary wall with railings along the roadside. Our clients have rights to access the car park via the road on the righthand side.

The setting enjoys open countryside views and easy access to nearby coastal villages such as Beadnell, Embleton, and Seahouses, making it an appealing location for residential, community, or leisure redevelopment.

Services

The relevant land includes mains water, electricity and drainage. There is oil fired central heating (radiator system) from a Worcester floor mounted boiler located in the kitchen

Gross internal area

189.41 sq. m. (2,038.8 sq. ft.)

Tenure

Freehold





Accommodation	Net Internal Floor Area	
	Sq. M.	Sq. Ft.
Ground Floor		
Entrance Lobby	3.03	32.61
Church	87.46	941.42
Meeting Room to rear	59.66	642.18
Rear Hall; rear entrance and stairs to first floor	15.64	168.35
Kitchen with built-in units		
Under stair cupboard	0.98	10.55
Total Ground Floor	166.77	1,795.11
First Floor		
Storeroom with built-in cupboards; heated	22.64	243.69
Total Ground and First Floor	189.41	2,038.80

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Guide Price

Offers in excess of £205,000

For Sale by Way of Informal Tender

Bids should be submitted by the way of email to: michael.fox@rmsestateagents.co.uk

Deadline: 12 noon Thursday 10th September 2026

Viewing Arrangements

Strictly by appointment through this office.

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3. Any areas, measurements and distances given are approximate only.

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Prepared 12th August 2026

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For Sale by Way of Informal Tender

Bids should be submitted by email to: michael.fox@rmsestateagents.co.uk

Deadline: 12 noon, **Thursday 10th September 2026**

Please ensure your submission includes the following information:

1. **Tenderer details** — Full name, address, telephone number, and email address.
2. **Offer amount** — Net purchase price being proposed.
3. **Conditions** — Any conditions or assumptions attached to your offer.
4. **Timescale** — Your anticipated timescale for exchange of contracts and legal completion.
5. **Funding arrangements** — Please confirm whether the purchase is cash, subject to finance, or reliant on the sale of another property.
Proof of funds will be required from the successful bidder.