

For Sale – Residential Development Opportunity

Land at Shotton Avenue, Blyth, Northumberland, NE24 3JS

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



NW Aerial Visual

- Development Opportunity
- Site Area: 0.16 hectares (0.4 acres)
- Construction already Implemented
- Full Planning Consent for 5 Dwellings
- Planning Reference: 15/04256/FUL
- Freehold

Guide Price £160,000

FOR SALE –Residential Development Opportunity

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OPPORTUNITY

On behalf of our client, Bradley Hall is delighted to bring to the market this exciting residential development opportunity which forms a natural extension to an established residential area. There is also a strong family housing market within the local area. The construction of five family homes has commenced and a buyer sought to complete the project.

LOCATION

Blyth is a large coastal town in south east Northumberland and one of the main commercial centres in the county. The town is around 8 miles south of Ashington and around 18 miles north east of Newcastle.

Road connections to the town are good, with the A189 linking Blyth to the main towns of Northumberland as well as the Tyneside Conurbation. There are no rail services currently available from Blyth but there are proposals to create a new train station that will connect the area to South East Northumberland and beyond to Newcastle.

The site is located within a predominantly residential area in this popular coastal location. The site is also within walking distance of the Town Centre, Blyth's Quayside and the attractive Ridley Park. It is also a short distance from the impressive South Beach.

DESCRIPTION

The site can be accessed on the corner of Shotton Avenue and Grimsby Street and comprises an irregular shape parcel of land surrounded by a mature tree belt. The site measures 0.16 hectares (0.4 acres) and construction has started with the foundations in place and brickwork completed up to the damp proof course. The development will comprise 5 dwellings, all of which have their own parking spaces and garden areas.

PLANNING

Full planning permission has been granted for the construction of 2 no. two bedroom semi detached houses, 2 no. three bedroom semi detached houses and 1 no. four bedroom detached house incorporating access road and parking by Northumberland County Council. Further information on the extant planning permission can be seen using the reference 15/04256/FUL on Northumberland's Planning Portal.

TENURE

The site is sold freehold with vacant possession.

SERVICES

Interested parties should make their own enquiries to the utility companies and confirm availability and capacity.

TERMS

The subject site is available by way of freehold with a guide price of £160,000.

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

Our client is not obliged to accept the highest or indeed any offer. Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries please contact **Jonathan Rudge or Callum Armstrong** at Bradley Hall. **Tel: 0191 232 8080**



Local Schools:

St Wilfrid's Roman Catholic Primary School (Ofsted: Good)
Bede Academy (Ofsted: Good)



0.4 mile from A193
12 mile from A1 (M)



6 miles from Cramlington
Railway Station





NE Aerial Visual



SW Aerial Visual

IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
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