

# Affordable Housing Opportunity For Sale

Land off Piper Road, Ovingham, Prudhoe, Northumberland, NE42 6AY

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- 100% Affordable Residential Development Opportunity
- Site Area: 0.77 acres (0.31 hectares)
- Freehold
- Popular, Residential Location
- Planning permission approved for development of 9no houses
- Adjacent to existing new builds

**Offers Invited**



## Affordable Housing Opportunity For Sale

Land off Piper Road, Ovingham, Prudhoe, Northumberland, NE42 6AY

### OPPORTUNITY

Bradley Hall is delighted to be appointed by Northumberland Estates Limited to market this fully affordable residential development opportunity at Land off Piper Road, Ovingham, Prudhoe, Northumberland, NE42 6AY.

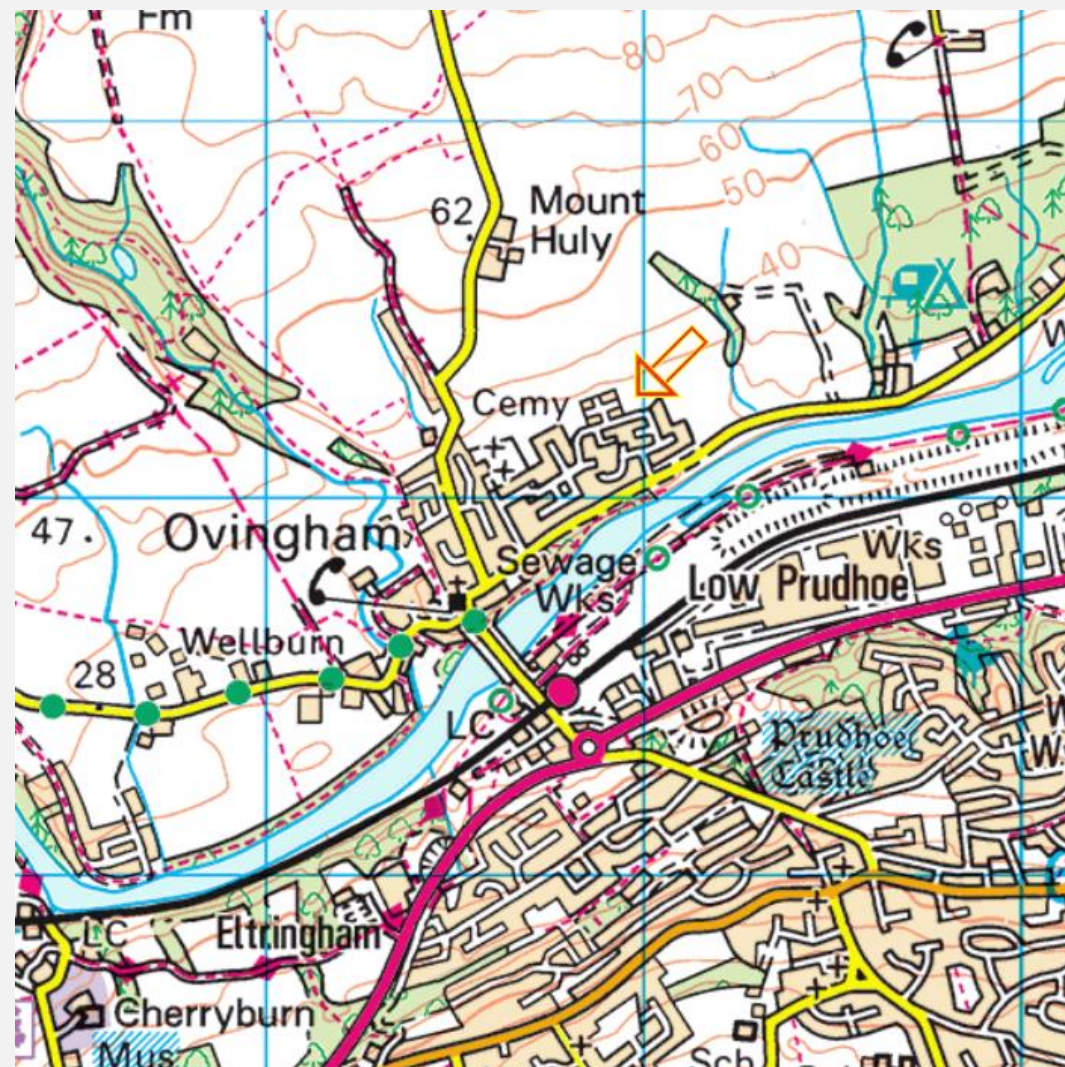
### LOCATION

The subject site is situated off Piper Road in Ovingham. Located 1km away from the Ovingham village centre and outside the Ovingham Conservation area. Ovingham village centre has amenities including Londis, White Swan and St Mary The Virgin Church.

Ovingham is a village in south Northumberland which neighbours Prudhoe, Wylam and Ovington.

Road links to Ovingham include the A69 between Newcastle upon Tyne and Carlisle which is 1.8 miles away and the A695 which links between Gateshead and Hexham is just 0.9 miles away.

The site benefits from being 0.8 miles from Prudhoe Train Station which provides direct access to Newcastle upon Tyne city centre via Wylam and Metro Centre to the east and Carlisle via Hexham and Haydon Bridge to the west.



Local Schools:  
Prudhoe West Academy (Ofsted: Good)  
Adderlane Academy (Ofsted: Good)



A69: 1.8 miles  
A695: 0.8 miles



Prudhoe Train Station: 0.7 miles

**DESCRIPTION**

The rectangular site is currently used as an agricultural field and the site area is approximately 0.31 hectares.

The proposal is for a development of 100% affordable housing. 9 houses that consist of 6 no. 2-bed bungalows, 2 no. 2 bed 2-storey and 1 no. 4-bed 2 storey units. The house types have been developed in order to create a viable development that meets local housing needs.

**PLANNING PERMISSION**

Planning permission has been approved for the development of 9no residential dwellings, including associated access, car parking, landscaping. The site will provide 100% affordable housing.

A copy of the planning permission, S106 approval and related reports is available from the agent.

While the scheme design could be amended (which our Planning & Development Team would be delighted to assist with) offers are invited on an unconditional basis, based on the current planning permission.

Further information can be sought at Northumberland County Council's planning portal using reference 20/03425/FUL.

**SERVICES**

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



**TENURE**

The site is sold freehold with vacant possession.

**TERMS**

We are instructed to seek offers for the site. Offers must be submitted in writing to the sole agent and state:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed residential scheme

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

Offers must be submitted to our office at 1 Hood Street, Newcastle upon Tyne, NE1 6JQ. A closing date may be set subject to interest levels.

The 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.

**VIEWING & FURTHER INFORMATION**

For all enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [callum.armstrong@bradleyhall.co.uk](mailto:callum.armstrong@bradleyhall.co.uk)

**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.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ