

For Sale – Residential Development Opportunity

Land East of Greycroft, West Thirston, Morpeth, Northumberland, NE65 9QB

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Rural Development Opportunity
- Site Area: 0.94 Hectares (2.32 Acres)
- Vacant Site
- Outline Planning Consent for 9 Dwellings
- Planning Reference: 19/05017/OUT
- Freehold

Guide Price £1,000,000

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OPPORTUNITY

On behalf of our client, Bradley Hall is delighted to bring to the market this exciting residential development opportunity in West Thirston, Northumberland. There is a strong family housing market within the local area. The development proposed is outline permission for change of use of agricultural land and construction of 9 no. residential dwellings (including 2 affordable homes).

LOCATION

West Thirston sits on the southern periphery of Felton which offers a wealth of amenities within walking distance of the site, including the critically acclaimed pub 'The Northumberland Arms' and Artisan Bakery 'The Running Fox', schooling, a doctors surgery and a convenience shop. The village is ideally situated approximately 25 miles north of Newcastle, 9 miles south of Alnwick and 10 miles north of Morpeth. Access to the Northumberland Coastal Area of Outstanding Natural Beauty is also approximately 8 miles to the east.

Road connections to the site are good, with A1 available northbound & southbound within a 1 mile drive. The nearest rail services are available either from Alnmouth approximately 12 miles to the east or from Morpeth, both of which offers high speed rail links into Newcastle, Edinburgh, and London.

The site is located within a rural residential setting. There are many countryside walks from the doorstep.

DESCRIPTION

The site can be accessed from the C111 leading south of Felton/ West Thirston. The parcel shape is conducive of a well spaced, executive development. The site measures 0.94 hectares approximately and currently consists of bare agricultural land. The development will comprise 9 dwellings, all of which have their own parking spaces and garden areas.

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 £1,000,000.

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.

LEGAL COSTS

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/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries please contact **Matt Hoy or Callum Armstrong** at Bradley Hall.

Tel: 0191 232 8080

Email: matt.hoy@bradleyhall.co.uk
callum.armstrong@bradleyhall.co.uk



Local Schools:
Felton C of E Primary School (Ofsted: Good)



1 Mile from A1



12 miles from Alnmouth Train
Station



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.
- 5) All details are provided **Subject to Contract**

