

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land at Katerdene, Fulbeck, Morpeth,
Northumberland, NE61 3JX

- Residential development
- 6no residential dwellings
- Site totalling approximately 1 acre
- Popular Northumberland location
- Close proximity to A1(M) and Morpeth town centre
- Planning permission granted: 22/00369/FUL

Freehold Offers Invited

BradleyHall



OPPORTUNITY

Bradley Hall is delighted to be appointed to market this residential development opportunity in Fulbeck, Morpeth.

LOCATION

The subject site is located in open countryside within Fulbeck on the edge of Morpeth. The centre of Morpeth is 1.2 miles from the site. Morpeth is a historic market town on the banks of the river Wansbeck, which is popular with tourists due to its rich history, luxury high street shopping and close proximity to the coast.

The site is within walking distance of many local amenities including a number of good schools namely Morpeth All Saints First School, Chantry and Newminster Middle Schools and Kind Edward VI High School, all within 1.2 miles of the site.

The site is accessible by road with the A1 being 1.4 miles away, which is a main road throughout the region. Other road links include the A192 which is 0.5 miles away, the A197 is 1.3 miles away and the A167 is 2.5 miles away, each providing access to local surrounding towns and villages including Longhorsley, Pegswood, Longhirst and Ashington. There are also local bus routes within 1 mile and Morpeth train station is 1.8 miles away.

Newcastle City and International Airport are a 30 minute drive.

DESCRIPTION

The site comprises approximately 1 acre (0.4 hectares).

PLANNING PERMISSION

The site has been granted planning permission for the erection of 6no residential dwellings.

Further information can be found at Northumberland County Council's planning portal using reference: 22/00369/FUL.

TENURE

The site is sold freehold with vacant possession.



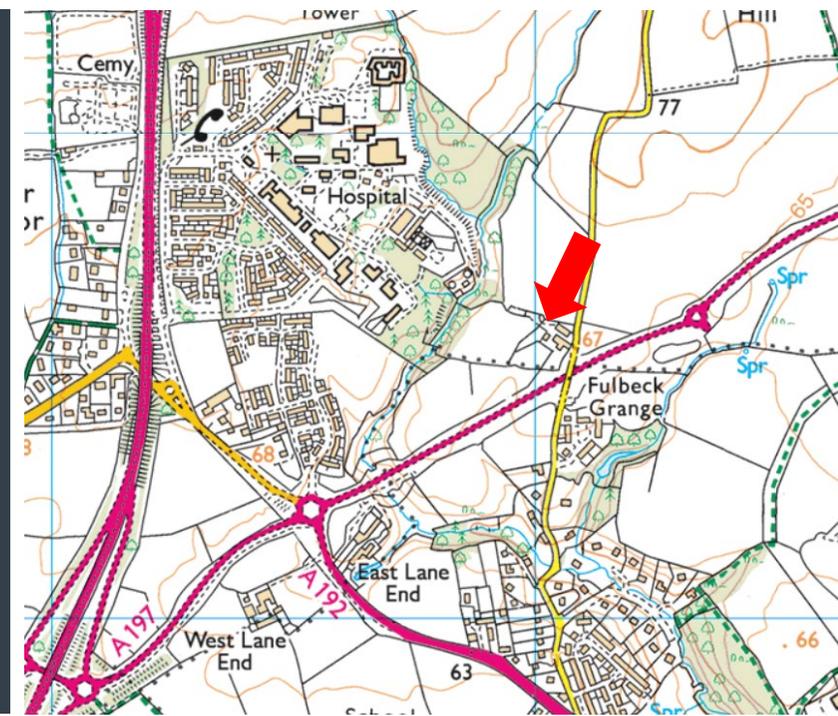
1.4 miles from A1(M)
0.5 miles from A192
1.3 miles from A197
2.5 miles from A697



Chantry and
Newminster Middle
Schools (Ofsted: Good)
King Edward VI
Academy (Ofsted:
Outstanding)
Morpeth All Saints
First School (Ofsted:
Good)



1.2 miles from Morpeth
town centre



TERMS

We are instructed to invite offers for our clients freehold interest.

Our client does not have to accept the highest nor any offer submitted to the agent.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk

August 2023

Proposed site



Proposed site



CONTACT US

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