

Residential Conversion Opportunity For Sale

West Hartford Four Cottages, Cramlington

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Residential conversion opportunity
- Site Area: 0.4 Hectare (1 Acre)
- Four Stone Cottages

- Rare Opportunity
- Adjacent land suitable for conversion with further information available on request

Offers Invited

FOR SALE – Potential Residential Conversion Opportunity

West Hartford Farm Four Cottages, Cramlington

OPPORTUNITY

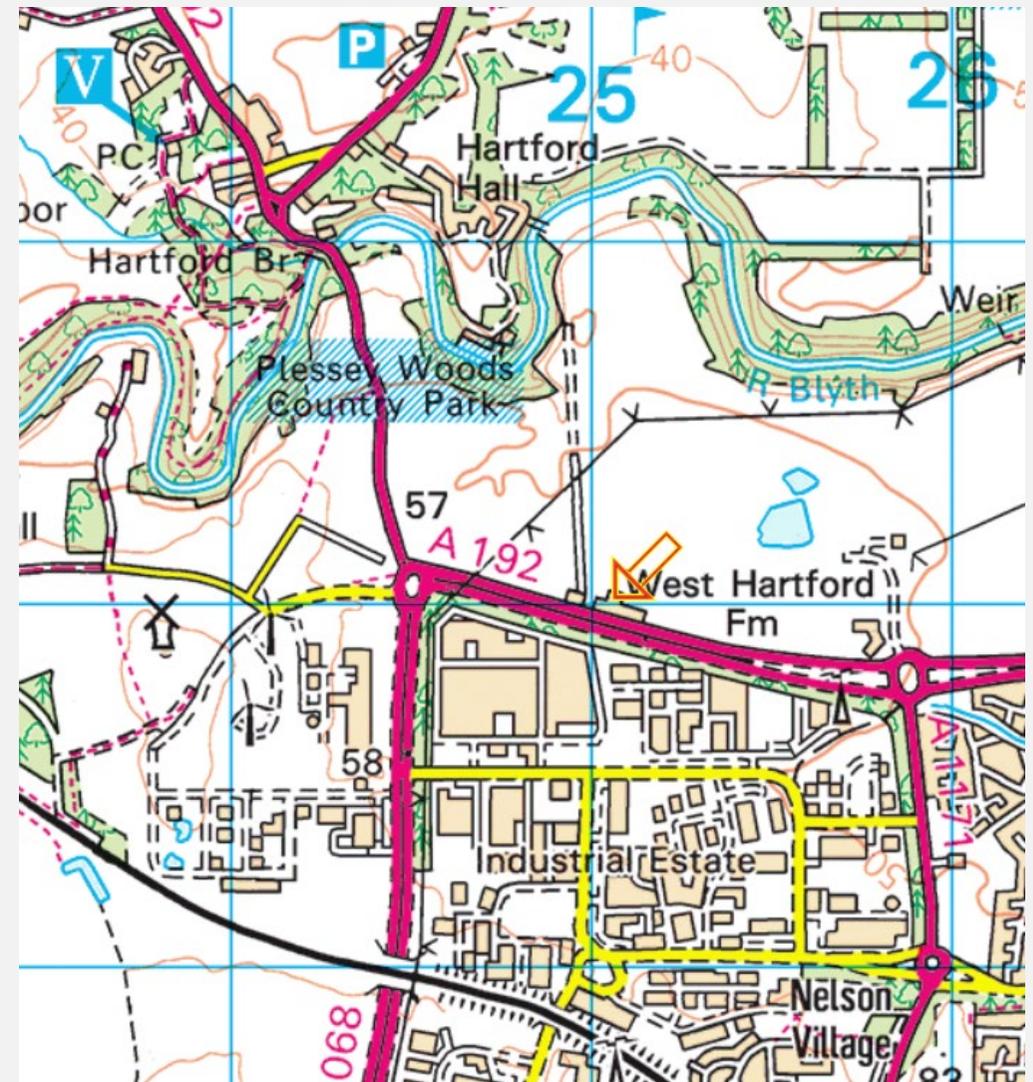
On behalf of Persimmon Homes and Bellway Homes, Bradley Hall are delighted to be appointed to market this potential residential conversion of four cottages in Cramlington,

LOCATION

The subject site is located in the West Hartford area of Cramlington, Northumberland. The site is situated 2 miles north west of Cramlington town centre and Manor Walks Shopping Centre, 5.5 miles west of Blyth, 3 miles south of Bedlington and 5.8 miles south east of Morpeth.

The site is accessible by road and public transport links and is accessed by the A192 which is a main road in Northumberland that provides direct access to North Shields via the A189 and the A1(M) via Morpeth. Cramlington train station, which is on the mainline route between London and Edinburgh via Newcastle upon Tyne city centre, is just 2 miles away.

The site is situated in a rural location but within close proximity to Nelson Industrial Estate and Admiral Business Park as well as local attractions including Plessey Woods Country Park, Humford Woods Stepping Stones and Northumberlandia.



Local Schools:
Cramlington Hillcrest School (Ofsted: Good)
Cramlington Northburn Primary School (Ofsted: Good)



Situated on A192
A189: 1.9 miles
A19: 3.4 miles
A1(M): 3.4 miles



Cramlington Train Station: 2 miles

DESCRIPTION

The opportunity provides a terrace of four single storey cottages constructed which benefit from small, flat roofed extensions to the rear

The individual cottages provide 1no 2 bedroom cottage and 3no 3 bedroom cottages, all with living room and kitchen facilities.

PLANNING PERMISSION

The property does not benefit from planning permission however may be suitable for a conversion opportunity. Our in-house Planning and Development team would be more than happy to assist.

The adjacent land has Listed Building Consent (lapsed) for the conversion of existing farm buildings to 11no dwellings with 2no new garage blocks and associated external works. Further information can be found at Northumberland County Council Planning Portal using reference: B/09/5/00322/LBC. Further information is available on request.

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 invite 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.

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: 01642 265 300

Email: 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.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ