



Land at Viewlands

Shilburn Road, Allendale, Hexham, NE47 9LG

Guide Price: £375,000

A fantastic opportunity to purchase a proposed residential infill development site situated within the popular village of Allendale. The site extends to circa 0.89 acres.

- Development Opportunity
- Existing Footprint of Buildings
- Circa 0.89 acres
- Positive Pre Application Response
- Popular Village Location
- Accessible Site
- Main Services Nearby
- Northumberland County Council

Tel: 01434 609000

www.youngsrps.com

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DESCRIPTION

A fantastic opportunity to purchase a proposed residential infill development site situated within the popular village of Allendale. The site extends to circa 0.89 and is located close to the centre of the village and adjacent to the popular cul de sac of Dene Park, of which access to the proposed site has been reserved.

A pre planning application received a positive response, subject to consideration of detailed design matters. The application was a proposal for 9 residential dwellings comprising of a mix of two and three bedroom houses and bungalows.

Currently on the site there is large redundant garage and also a series of brick built buildings. The presence of these structures does provide a useful footprint to evidence the historical commercial use of the site.

The proposed access into the site is off Dale Park although it should be noted that the land, house and access immediately adjacent to the site and as edged blue on the sale plan is within the same ownership as that of the sale land. Consequently alternative access maybe available as potentially will access to mains services.

LOCATION

The village of Allendale offers many local amenities including a well stocked supermarket, butcher, doctors surgery, pharmacy, cafes, pubs, playpark, art gallery, beautician and primary school.

The nearby historic town of Hexham provides a wider selection of amenities with larger supermarkets, a good range of shops and restaurants, professional and recreational services and a hospital.

The main A69 provides excellent commuter access to both Newcastle and Carlisle and can be accessed at Hexham or Haydon Bridge. Aside from road links both also provide rail links to the east and west, whilst Newcastle Airport is also readily accessible.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

AREAS

The areas stated have been assessed in accordance with the Ordnance Survey Data. Interested parties should though satisfy themselves in this regard.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

SERVICES

We are advised that water, electricity and sewerage connections are all available close to the site. Interested parties should satisfy themselves as to the capacity and location of such services.

VIEWINGS

Viewings are strictly by appointment.

Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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