



Land near New Ridley Road

Hedley, Stocksfield, NE43 7SL

An excellent opportunity to acquire an enclosed paddock extending to circa 0.28 hectares (0.69 acres). The parcel has direct roadside access and is situated close to both Stocksfield village and Hedley village.

- Amenity Grassland Paddock
- Circa 0.28 hectares (0.69 acres)
- Good roadside access
- Potential equestrian use
- Opportunity to create a large garden or orchard, subject to obtaining the necessary consents.
- Tyne Valley Location
- For sale by private treaty

Tel: 01434 608 980

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LOCATION

The land is located in close proximity to the villages of Headley on the Hill and New Ridley, Stocksfield.

SERVICES

The land does not have a water supply, any mains connection would be at the purchaser's own expense.

ACCESS

Access to the property is taken directly from the highway at the points market 'A' on the Sale Plan.

PUBLIC RIGHTS OF WAY

No public rights of way are present on the property.

EASEMENTS AND WAYLEAVES

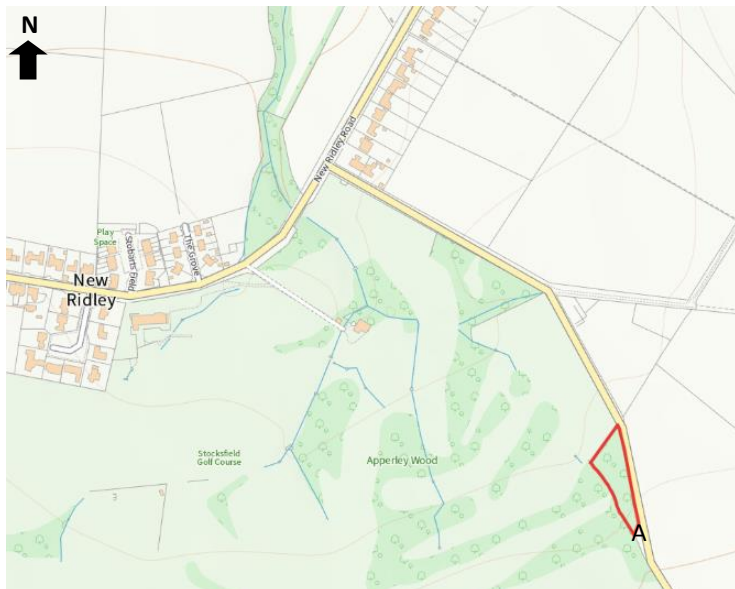
The land is sold subject to and with the benefit of all rights of way, water, drainage, water course, light and other easements, quasi or reputed easements, and rights of adjoining owners (if any) affecting the same and all matters registrable by any competent authority pursuant to statute.

MINERAL & SPORTING RIGHTS

All mineral and sporting rights are included in the sale in so far as they are owned.

CLAWBACK

The vendor wishes to reserve a clawback over the property for a period of 25 years from the date of completion. This is proposed to be 25% of any uplift in value as a result of a non-agricultural or equestrian development.



Not to scale for illustrative purposes only

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of eight weeks from instructing solicitors, with completion fourteen days thereafter.

COSTS

The purchaser to cover their own costs and the reasonable legal costs of the vendor.

MONEY LAUNDERING REGULATIONS

The Purchaser will be required to provide proof of ID to comply with Money Laundering Regulations in the form of a copy of the Purchaser's passport, together with a copy of a recent utility bill as proof of residence.

ACREAGES

The gross acreages have been assessed in accordance with OS data and interested parties should satisfy themselves in this regard.

VIEWING

Strictly by appointment with the selling agent, youngsrps on Tel: 07525 593 305/ helen.proud@youngsrps.com



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. Photographs taken Sept 2022/ Particulars prepared Sept 2022



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