



Land and Stables at Sunnyside
Gateshead, Tyne and Wear

youngsRPS 

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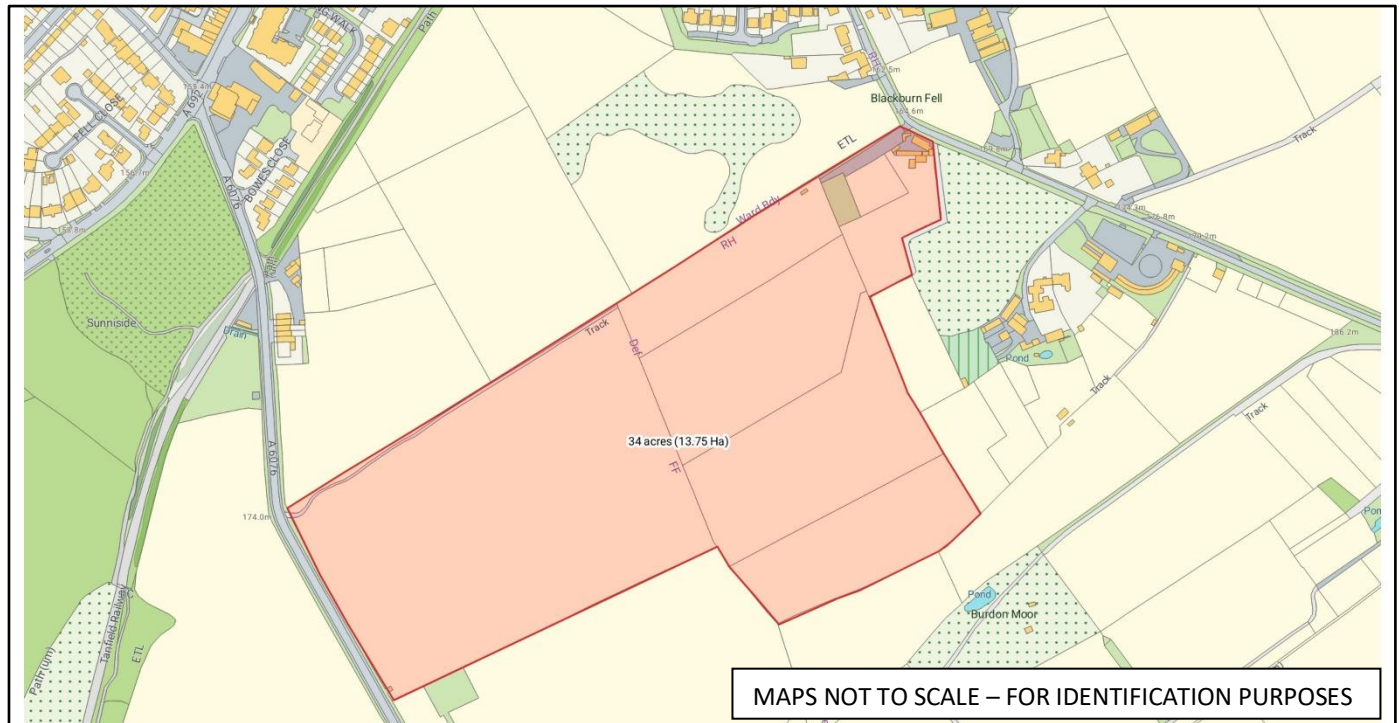
Price on Application

Rare opportunity to purchase a working livery which offers a site extending to approximately 34 acres in total.

- Established block of grazing land
- Potential for long term future development
- Accessible location
- In total extending to approximately 34 acres
- For sale as a whole by Private Treaty



YoungsRPS - Sedgefield 01740 622 100



LOCATION

The property is located with access from Pennyfine Road and is situated to the east of the A6076, as shown identified by a red circle on the location plan included within these particulars.

DESCRIPTION

This is a rare opportunity to purchase a working livery which offers a site extending to approximately 34 acres in total. The land is rectangular in shape and is situated between two access roads, undulating to the north toward Sunnside. There is currently a block of 18 stables with general purpose storage barn and additional hay storage. The land is divided into a number of manageable paddocks, allowing for rotational grazing and seasonal grass cutting. There is an exercise arena adjoining the buildings and hard standing, providing limited parking. The property fringes Sunnside and the wider Gateshead conurbation.

ACCESS

The property benefits from direct road frontage to Pennyfine Road which forms the west boundary. Further access is available to the west of the A6076. The sale plan included within these particulars, with boundaries edged red, shows roads forming the east and west boundaries.

TENURE

The property is available freehold. The livery is currently let.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

SERVICES

The property has mains water and electricity connected to the current buildings.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data. Any interested parties should satisfy themselves in this regard.

BOUNDARY LIABILITIES

Boundary liabilities, where known, are shown by means of inward facing "T" marks on the sale plan included within these particulars.

PLANNING

The property is not subject to any Option Agreements that might be considered for future development potential, given its position on the Sunnside Urban Fringe with excellent access from the A6076 and A692 into Gateshead and Newcastle upon Tyne. The land is not currently designated.

DEVELOPMENT OVERAGE (CLAWBACK) CLAUSE

The vendor shall not be imposing any clawback on the property in respect of future development value.

EASEMENTS & WAYLEAVES

The property is sold subject to and with the benefit of all existing 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.

PUBLIC RIGHTS OF WAY

There are marked Public Rights of Way over the property.

SPORTING RIGHTS

The Sporting Rights are in hand and are included within the freehold interest so far as they exist or are capable of being utilised.



MINERAL RIGHTS

Mineral Rights are reserved to a third party and are therefore not included in the sale.

BASIC PAYMENT SCHEME

Basic Payment Scheme entitlements are not included in the sale.

ENVIRONMENTAL SCHEMES

The farm is not part of any Environmental Schemes.

COSTS

Each party to bear their own costs.

LOCAL AUTHORITY

Gateshead Council.

VIEWINGS

Interested parties are to register interest with YoungsRPS, Sedgefield on 01740 622 100 to arrange for an onsite viewing appointment. All viewing are to be accompanied.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport or driver's licence together with a recent utility bill as proof of residence.

ACCEPTANCE

The vendor reserves the right not to accept any nor the highest offer.

NOTES

Photographs taken: July 2023
Particulars prepared: July 2023

NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGEFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

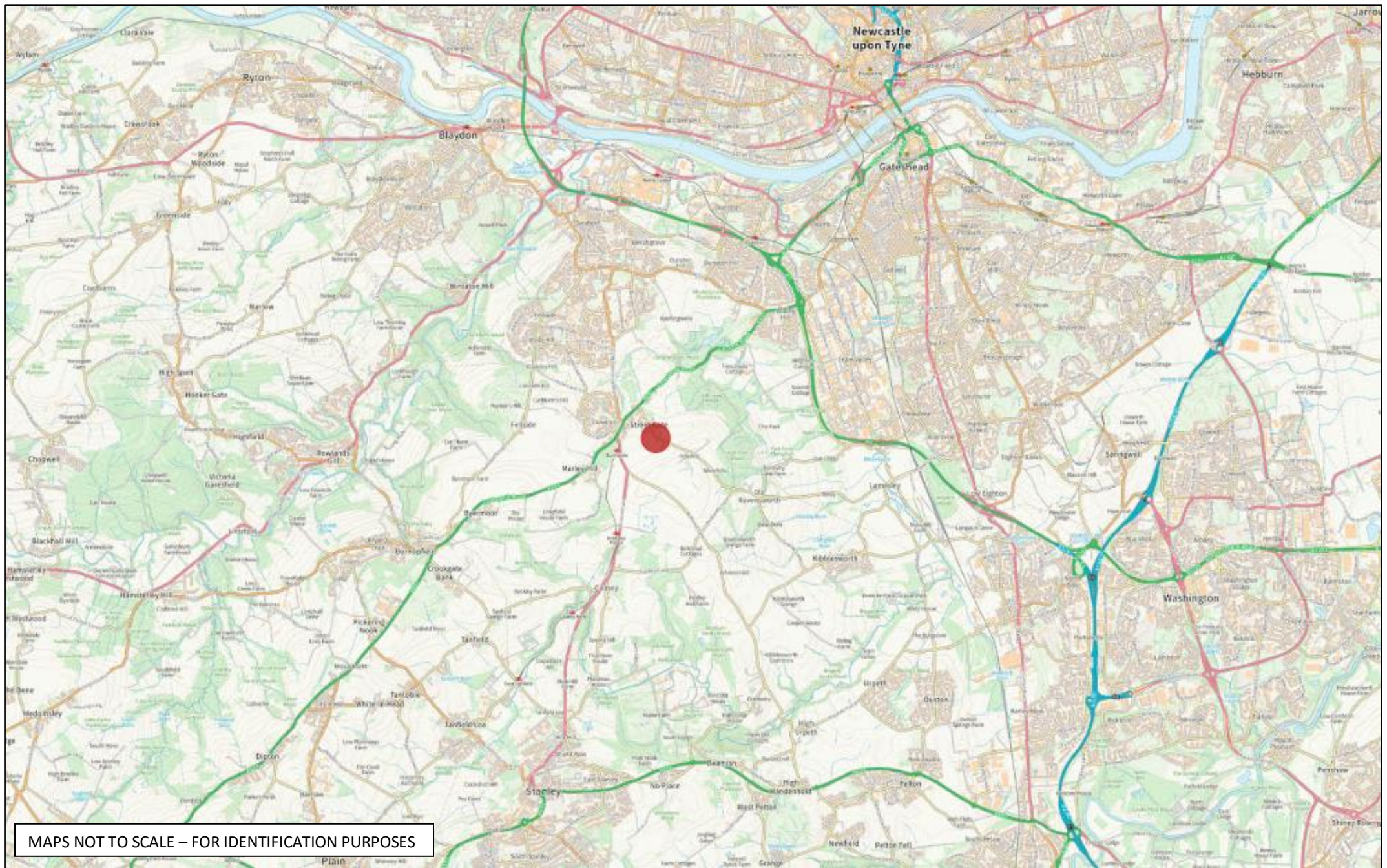
newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@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.