



Land at Codlaw Dene

Acomb, Hexham, Northumberland, NE46 4HQ

youngsRPS 

Land at Codlaw Dene Acomb Hexham Northumberland NE46 4HQ

An ideal opportunity to acquire a well located and potentially diverse property. Totalling approximately 14.15 acres of land which includes a large area of hard standing; the property has historically facilitated a commercial poultry business and has potential for a range of further possibilities.

- Smallholding/Equine use
- Large area of Hardstanding
- Circa. 14.15 acres
- Permanent Pasture
- Diversification/Change of Use Potential

Guide Price: £175,000

youngsRPS 

Hexham Office 01434 609 000



LOCATION

The Land at Codlaw Dene is located in the heart of the Tyne Valley, lying approximately 2.7 miles to the north of Hexham with the village of Acomb being 1.5 miles to the southwest.

The property is directly accessible from the public highway and is well located for commuting with the A69 being 2 miles to the south and the B6318 (Military Road) being 1.3 miles to the North.

Acomb has a village shop, pubs, a takeaway and a thriving primary school, whilst Hexham has a plethora of shops both national and local, as well as leisure, professional and health services. Hexham also has excellent schooling for all ages. The town further benefits from excellent public transport links with a main train line to Newcastle and Carlisle and bus routes serving the region and beyond.

DESCRIPTION

The sale of Land at Codlaw Dene, offers an opportunity to acquire a conveniently sized, accessible plot of land, in area which is highly sought after and where land transactions are scarce.

At present the land is utilized as a small holding and was until recently the centre of a commercial poultry business, with planning permission granted, in the form of sheds, to facilitate such a use. There are field shelters on the land which have been used for horses and could be used for this purpose again.



There is a large area of hard standing which presents an ideal platform for further structures, be they sheds, stables and/or any other alternative use. Any such additions would require the necessary consents and planning advice should be sought.

In terms of the land, it is permanent pasture and is primarily flat in nature. In theory the land or at least a significant proportion if it is mowable and thus offers the prospect of self-sufficiency in terms of animal feedstocks. The property is currently split into four separate field enclosures aiding ease of management and rotational grazing. The boundaries are in the main stock proof and comprise of post and wire fencing. There are also hedgerows present within the boundaries which not only adds to the amenity value of the land, and provides shelter, but their presence also suggests that grant funding maybe available to improve the boundaries where required.

The property benefits from being close to the region's popular towns and villages consequently any commercial, smallholding or equine use could be readily serviced. Moreover, its proximity to the Roman Wall and the popularity of the area as whole for tourism, suggests that diversified enterprises such as glamping pods could prove to be popular. Any change of use would require the necessary consents.

The property benefits from mains water, and we understand that main electricity is close to hand. Enquirers are encouraged to make their own enquiries into the availability and proximity of services.

DIRECTIONS

The property lies approximately 2 miles from Bridge End roundabout at Hexham. Leave the roundabout for St. John Lee and head north on the minor road for approximately 2 miles, the property is then on the left hand side of the road. Alternatively, turn left (heading west) off the B6319 (Military Road) at the turning for Codlaw Hill, and the land is approximately 1.3 miles to the south and is situated on the right hand side of the road.
what3words: //proposes.gagging.discloses

WAYLEAVES AND EASEMENTS

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

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Northumberland County Council.

MONEY LAUNDERING

The purchaser(s) 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 a recent utility bill as proof of residence.

VIEWING

Viewings are allowed only on the basis that an appointment has been made with the selling agent. Any viewing will be between 9.00 am and 5.00 pm. Viewers should have a copy of the sale particulars on them.

CONTACT

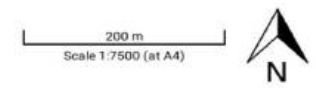
Selling agent: Harry Morshead

Tel: 01434 609 000 email: harry.morshead@youngsrps.com





Produced on Feb 8, 2024
© Crown copyright and database right 2024 (licence number 100059532)



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.

Connect with us...    
www.youngsrps.com