



Land and Stables at Moor Road

Prudhoe, Northumberland, NE42 5LJ

Offers Over: £39,000

A fantastic opportunity to acquire a paddock with stables conveniently located off Moor Road in Prudhoe.

- Ideal for equestrian or smallholding use
- Paddock extending to circa 1.18 acres (0.48 hectares)
- Comprises of four stables and an additional field shelter
- Accessible location for Prudhoe and the surrounding towns and villages
- Secluded location with stunning countryside views
- Rare opportunity

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LOCATION

The property is ideally located to the south of Prudhoe, close to the A695 trunk road. Greenside village is circa 2.42 miles east and High Spen is circa 2.86 miles southeast.

DESCRIPTION

The paddock extends to circa 1.18 acres (0.48 hectares) and benefits for four timber stables and a field shelter. Until recently the property had been let out for equine use and would provide someone with a brilliant opportunity to own their own stables or to develop a smallholding.

Access is taken up a short third party owned track directly off the public highway, shown as an 'A' on the sale plan.

SERVICES

There are no services or mains water connection to the property, currently rainwater is harvested from the stables.

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.

CLAWBACK

The vendors wish to impose a clawback within the sales contract over the entire sale area amounting to 30% of any uplift in value on sale as a result of planning permission for purposes other than agriculture or equestrian use for a period of 80 years from the date of completion.

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.

VIEWINGS

Any viewings are strictly by appointment with the selling agent, any viewing will be between 9.00 am and 5.00 pm weekdays.

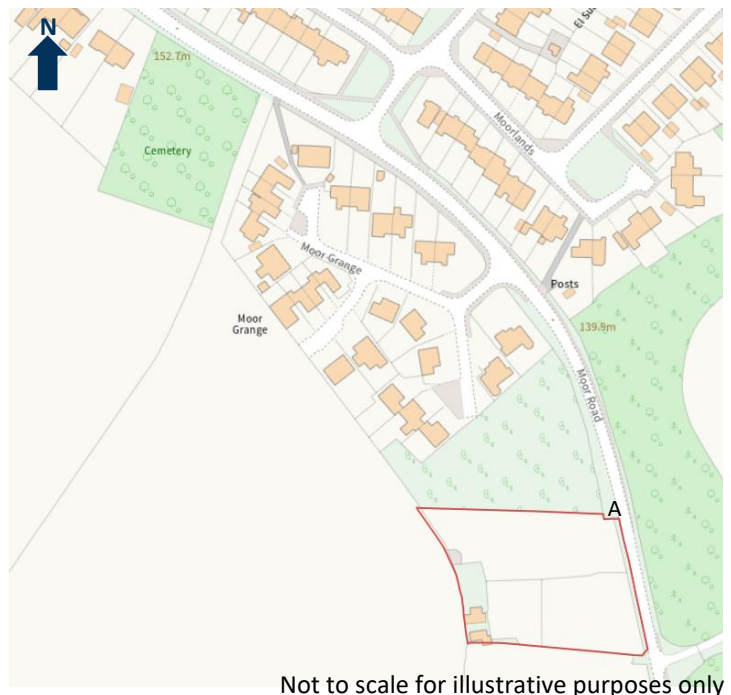
Please contact Helen Proud on:

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Postcode: NE42 5LJ What3words: ///pokes.trombone.filer



SALE PLAN



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. Particulars prepared June 2024



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