



**Land at Sipton Shield**  
Allendale, Hexham, NE47 9UY

youngsRPS 

**Land at Sipton Shield  
Allendale  
Hexham  
NE47 9UY**

**Guide Price: £20,000**

An excellent opportunity to acquire an accessible, well located and diverse block of land. The land extends to circa 0.55 hectares (1.36 acres) and benefits from grazing land, amenity woodland and a stretch of the Sipton Burn.

- Approximately 0.55 hectares (1.36 acres)
- Pastureland
- Diversification Opportunity
- Amenity Land

**For Sale by Private Treaty**

**youngsRPS** 

Hexham 01434 609000



## DESCRIPTION

The sale of the land at Sipton Shield provides a purchaser with an opportunity to acquire an accessible and diverse block of land in a tranquil area of Northumberland. The property extends to approximately 0.55 hectares (1.36 acres) and comprises of a mixture of woodland, pastureland and small stretch of the Sipton Burn. The land benefits from excellent roadside access and water via a natural supply

The land offers the opportunity of a variety of uses. The pastureland offers a useful space for grazing or alternative amenity uses. There is a dramatic waterfall and Sipton Bridge viaduct on the land which provides an ideal backdrop to the serene calm created by the burn.

Likewise, the siting of the land, in an Area of Outstanding Natural Beauty and on a well-travelled tourist route, with easy access to Allendale, suggests that potential small-scale diversification into the sphere of Tourism and Leisure could be a possibility, again such a change of use (on a permanent basis) would require planning permission and separate advice should be taken on this.

The availability of well-located, accessible, and diverse plots of land are scarce. The opportunities presented by this sale in terms of diversification and/or any change of use are evident, however equally a purchaser may well simply want to continue the land's

existing uses in that it provides the ideal basis for a smallholding, with grazing, environmental and amenity uses.

## LOCATION

The land is located approximately 4.6 miles south of Allendale and is directly accessible from the B6295. The popular market town of Hexham lies approximately 15 miles to the North East.

## SPORTING RIGHTS

Included in the sale in so far as they are owned.

## MINERAL RIGHTS

Included in so far as they are owned.

## EASEMENTS AND WAYLEAVES

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.

## COSTS

Each party to bear their own costs.

## AREAS

The areas have been assessed in accordance with Ordnance

Survey data, with the areas detailed been that as evidenced by the Rural Payments Agency. Note, however, that interested parties should satisfy themselves in this regard as appropriate.

## 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.

## LOCAL AUTHORITY

Northumberland County Council.

## VIEWINGS

Strictly by Appointment with the Agents - Tel: 01434 609000.

Note - the bankside to the burn is steep in places and viewers should be aware of this and take particular care, the agents nor the vendors accept no responsibility for any accidents whilst viewing the property.

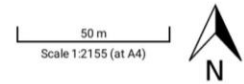
## CONTACTS

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