

Land to the South of Moor Cottage



Millicastle | Haltwhistle | Northumberland



## The Land

The land extending to approximately 3.50 acres is meadowland situated in a picturesque position, to the south of Hadrian's Wall. The land is down to permanent pasture and is mow-able, ideally suited to livestock grazing or equestrian use. There are services adjoining the land and it has potential for a variety of uses, subject to the necessary planning consents.

## Easements & 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.

## Method of Sale

The land is offered for sale by private treaty. The vendor and sole selling agents reserve the right to withdraw or exclude any of the property at any time. The vendor reserves the right to alter any of the Terms and Conditions of Sale or to change the method of sale without notice. For this reason we recommend likely purchasers should register their interest with the agents as soon as possible in order that they may be kept informed of any changes to the marketing of the land.

## Overage Provision

The land will be sold subject to a clawback of 30% for a term of 30 years from the date of completion to the benefit of the Vendor and their successors in title. The clawback is triggered by the sale with or implementation of planning permission for any use other than agriculture, equestrian or forestry. The vendor may be prepared to negotiate on the terms of this provision.

## Local Information

Nearby Haltwhistle is a popular and thriving town situated between Carlisle and Newcastle. The beautiful surrounding area is Hadrian's Wall Country. Nearby are some of the finest stretches of the Roman Wall, including the renowned Sycamore Gap and the fascinating Roman fort sites of Housesteads and Vindolanda. The Northumberland National Park is also close by. As a designated International Dark Sky Park, the area is home to the award-winning Kielder Observatory and Kielder Skyspace.

Haltwhistle offers an excellent range of amenities with supermarkets, a good selection of shops, leisure centre and outdoor swimming pool, professional services and a hospital. More comprehensive services and a further range of shops and eateries are available in nearby Hexham. Both Newcastle and Carlisle provide comprehensive cultural, educational, recreational and shopping facilities.





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Postcode

TD14 5PA

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Deposit

A deposit of 10% of the purchase price will be payable to the vendor's solicitors on exchange of contracts.

## Tenure

The land is offered for sale by private treaty, freehold with vacant possession upon completion.

## Completion

The land will be available with vacant possession on completion.

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)



# Finest

PROPERTIES

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