

BRIDGE END COTTAGE SITE, NENTHALL, ALSTON



TO BE SOLD BY AUCTION

Venue: To be confirmed **Date:** To be confirmed

A Rare Opportunity in the North Pennines AONB

A beautiful riverside site with full planning permission, situated in the heart of the North Pennines Area of Outstanding Natural Beauty.

Full details can be found in the auction pack.

Guide Price: £125,000

Buyer's Premium 5% + VAT

Bridge End Cottage Site, Nenthall

A Rare Opportunity in the North Pennines AONB

A beautiful riverside site with full planning permission, situated in the heart of the North Pennines Area of Outstanding Natural Beauty. This unique offering includes two adjoining parcels of land.



Services

Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of services.

Tenure

See Legal Pack.

Solicitors

Arnison Heelis, 1 St Andrew's Place, Penrith, Cumbria, CA11 7AW.

Contact: Jonathan Hannon

Local Information

Cumbria is often said to be the most beautiful county in England. Historically part of Cumberland, Alston being about 1000 feet above sea level is the highest market town in England and lies within the North Pennines, a

designated Area of Outstanding Natural Beauty, surrounded by stunning views of the surrounding fells and the South Tyne Valley. The surrounding moorland has diverse flora and fauna and provides an abundance of wild and rare animals and is home to the endangered red squirrel and many types of birds of prey.

Alston was once described as being in the middle of nowhere and the middle of everywhere. It is only 18 miles to Penrith, 20 miles to Ullswater in the Lake District, 23 miles to Hexham and 25 miles to Hadrian's Wall. Newcastle is only 45 miles away.

Alston has access to two ski slopes at Yad Moss and Allenheads, both with tows. The road linking Alston with Penrith and the Lakes is Hartside and is one of the top 10 best roads for biking. The Lake District National Park, considered one of England's most outstanding areas of natural beauty, serving as inspiration for artists, writers, and musicians, is only 20 miles to the west.

Home to the South Tynedale Railway, the highest narrow-gauge railway in Britain and The Hub motor museum both served by a tearoom on the station platform offering delicious freshly prepared food. Alston has great selection of Inns, Shops, Cafes, Restaurants and Scenic Walks over Fells, Riverside, hidden Waterfalls and historical industrial sites and museums from the lead mining era. Alston town was also used in the making of Jane Eyre and Oliver Twist with its pretty original buildings and cobbled streets. The town has a steeply rising cobbled high street and a very distinctive market cross, which has a small fruit and vegetable stall four mornings a week. Other attractions are local craft shops which sell award winning jams and chutneys, and the artisan food shops where you can find a wide range of produce and an excellent range of cheeses, a lot are locally sourced and accommodate dietary requirements and sell our local specialist Cumberland Mustard, made here in Alston. There is an outdoor shop in the market square, on the main street, two gift shops a takeaway, Bistro, new Cobbles Coffee Shop, and bakery towards the top of the street. You will also find antique shops a beautician, charity shop, library, hairdresser, doctors' surgery, dentist and a Chemist.

Alston also has two convenience stores, the Co-op and the Spar, the Spar incorporates an excellent butcher's shop which has a variety of fresh and cooked meats along with a petrol station.

Directions CA9 3LQ

From Alston take the A689 towards Nenthead and the site can be found on the right just after the Nenthall Hotel. The entrance gate is before you do over the bridge. There is a parking bay just over the bridge on your right.

VIEWINGS are strictly by prior appointment with the sole agent, PENNINE WAYS AUCTIONS LTD. To arrange an appointment, please call Haltwhistle 01434 322277 or Alston 01434 381808.

WELCOME TO PENNINE WAYS AUCTION INTRODUCTION

Welcome to Pennine Ways' auction of interesting property for sale in the North of England. Pennine Ways has been selling and letting property in the North Pennines for a number of decades. It was

established in 1991 and auctions are a perfect method of sale for certain types of property. As always, I am pleased by the level of interest our auctions generate. Please read the notes at the end of the catalogue for information about how to bid and if you need any further information, please do not hesitate to contact one of my team. Please note a Buyer's Premium applies to all lots sold of 5%. The Buyer's Premium is inclusive of VAT and there is no minimum fee, so the Premium is always directly related to the hammer price. Payment of 10% of the agreed sale price plus the Buyer's Premium must be made on the day of the auction, payable either by debit card or by bank transfer. Please refer to the auction pack supplied by the vendor's solicitor available online for detailed information on each lot. If you are attending a sale, please give one of our offices a call the day before the auction to double-check the lot you are interested in has not been sold prior to the auction day. I would like to thank the staff at the Cumberland Inn for kindly allowing us to host our auctions, and I would like to thank my team for their work in preparations of our sales. My team & I look forward to seeing you on the day. And remember, if you are unable to attend in person, you can also bid remotely by proxy or by telephone.

Yours faithfully,
Jeremy Higgs Auctioneer,
Pennine Ways Auctions Ltd.

PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD)

Reserve Prices The properties are being offered for sale subject to reserve prices, unless otherwise stated.

Auction Conditions The properties are being offered for sale subject to the relevant RICS Common Auction Conditions. Please refer to the auction pack for more detail.

Questions Any questions relating to the properties being offered for sale should be put to the Auctioneer or to the relevant Solicitor acting for the Vendor prior to the auction.

Vacant Possession Vacant possession of all properties is offered on completion unless stated otherwise.

Special Conditions Special conditions of Sale applicable to each lot will be available and issued by the relevant Solicitor and shall be taken as forming part of the same. Whether or not having inspected the same, the purchaser shall be deemed to purchase with full notice of the Special Conditions and other deeds and documents aforesaid.

Tenure The tenure of all properties is either freehold or long leasehold unless otherwise mentioned.

Particulars of sale The attention of all intending purchasers is drawn to the Particulars of Sale detailed in this catalogue.

Sale prior Although it is not the specific intention of the Auctioneers to sell any lot prior to the sale and any prospective buyers interested in particular lots are invited to check with Pennine Ways the day prior to the sale.

Searches Prospective Purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and bodies.

Sold As soon as the Auctioneer's gavel falls on a bid, a successful bidder is under a binding contract to purchase the relevant property within the terms of the contract.

Measurements and Location Plans All room sizes and site measurements are approximate and may have been scaled and/or reduced from Architects, Land Registry or Ordnance Survey Plans. Each Lot will be sold in accordance with the Title Documents as the Location Plans shown in the particulars are for identification purposes only and do not form part of any contract. Prospective Purchasers are strongly advised to make their own site inspections and investigations regarding the accuracy of all measurements given in the particulars. The photographs included within the particulars are for the purpose of identification and may not represent the exact property.

Services The Auctioneer has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. Prospective Purchasers are advised to obtain their own verification.

Legal Packs All legal documentation supplied to us, including Special Conditions of Sale, Leases, Plans, Planning Permissions, Title Deeds and Local Authority Searches, will be available for inspection online. Some of the lots may not have local search results available for inspection prior to the auction. In the case of all lots, the buyer is deemed to have made their own enquiries of the relevant local authority and to purchase with full knowledge of any matters that would be revealed by any search and shall raise no requisition or obligation in respect thereof.

VAT Unless otherwise stated all prices are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Completion is 28 working days from the date hereof unless otherwise stated.

On The Day Arrive on the day of the Auction in plenty of time for Bidders' Registration, to read the Addendum, view any last minute documentation and hear the Auctioneer's opening announcements – they may affect your lot.

The Auctioneer will be in attendance one hour before the auction. Questions are not invited during the auction. Listen carefully to the Auctioneers' opening remarks. Bid briskly by raising your bidding numbers so that the Auctioneer can see you clearly; leave winking and nodding to the professionals! On the fall of the hammer, the highest bidder above the reserve is contacted to buy. They will be immediately approached for their deposit and administration fee and will be required to sign the Sale Memorandum before leaving the sale room.

IMPORTANT INFORMATION TO BE READ BY ALL BIDDERS.

What are the advantages of buying at auction? There are many advantages, three of these are: Properties are usually offered at Auction at a competitive reserve price. If more than one person is interested in a particular property, an auction demonstrates free and fair competition enabling the purchaser to buy the property at a price that is competitively achieved against other known bidders. If you are the successful bidder, you know that the vendor cannot withdraw, and that the property is yours on completion.

What does the particulars tell me? The particulars gives you the description of the property, details on how to view each property and the General Conditions of Sale. It is important you read these. These are prepared by the auctioneer, stating the basis on which the auction is carried out.

Should I inspect the property? Yes, it is always wise to inspect the property before bidding. Anyone who is unsure or has any doubts about a property is recommended to seek professional advice. The auctioneer will be pleased to suggest a firm of surveyors and/or valuers to you.

Do I need a Building Society Survey? A valuation carried out by a building society is only required should you need a mortgage. This and any other financial advice or arrangements must be organised before the auction day.

What is the difference between a guide price and a reserve price? A guide price is the auctioneer's opinion only and should not be regarded as anything more. A reserve price is the lowest price the vendor will accept and is not disclosed to any interested parties.

What do I have to pay for on the day? It is important that you have all the finances ready for the day of the auction.

Do I need to pay a deposit? Should you be the successful bidder, deposits are 10% of the hammer price which will be required on the day of the auction.

A BRIEF GUIDE TO BUYING A PROPERTY AT AUCTION

The deposit may be paid either by Debit card or by BACS. There is no surcharge for payments by debit card. Personal cheques, company cheques, credit cards and cash cannot be accepted. Each purchaser will be required to furnish the Auctioneer with the 10% deposit immediately after the property has been knocked down to him or her. A separate payment will be required for each lot purchased. The balance plus VAT (if applicable) will be due upon completion.

Buyer's Premium. The successful buyer will be required to pay the Auctioneer a buyer's Premium of 5% of the hammer price upon exchange of contracts for each property purchased. In the event of non-payment, a deduction of 5% of the hammer price will be made from the amount received before the deposit is applied to the balance.

Should I insure the property and when can I gain access? You will be responsible for insuring the property from the exchange of contracts and it is wise to make arrangements in advance. However, you will not be entitled to keys or access until the sale is completed.

What do I need to bring with me on the day of the auction?

Your auction particulars for directions! You will need to register your personal details along with your solicitor's name, address, telephone number and contact name prior to entering the auction room. You will then be given a bidding number; you must show this clearly to the auctioneer should you be successful. You will also need a 10% deposit, a passport or driver's license and one proof of address, such as a utility bill.

What if I am unable to attend the auction? You will still be able to bid by proxy or telephone.

PROXY AND TELEPHONE BIDS

By setting up proxy or telephone bids, prospective buyers can bid on lots offered for sale without attending the sale room in person. This is helpful if a buyer is unable to attend the auction because of other commitments, live far away, or wish to remain anonymous. The prospective buyer will need to complete a proxy form. You will also need to provide us with Photographic ID, Proof of Address, Proof of funds, Details of chosen Solicitor, Card Details in order that we can take payment of 10% deposit of the sale agreed price or hammer price + 5% buyers' premium and telephone number should you wish to bid by phone. To request a Proxy Form and for more information about this please contact Pennine Ways on 01434 381808 or 01434 322277. You can also email us at info@pennine-ways.co.uk

To view more of our properties for sale or to let, please check our website www.pennine-ways.co.uk

Pennine Ways was established in 1991 and specialises in the sale and letting of property in Northumberland, East Cumbria and Weardale in County Durham. We also have a holiday cottage division, run regular auctions and manage property renovation projects. Just ask any of our team for further information.

Pennine Ways Ltd is a member of the Property Ombudsman



FREE MARKET APPRAISALS

We will be pleased to provide unbiased and professional advice without obligation on the marketing & current value of your present home. Just contact one of our offices to request a valuation.

Pennine Ways Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) no person in the employment of Pennine Ways Ltd has any authority to make or give any representation or whatever in relation to this property. May we also courteously advise that whilst every care is taken to ensure the accuracy of the measurements in these details, please do not incur any expense until you have verified the sizes to your own satisfaction.