

FOR SALE - *Development Opportunity* Fairmoor, Morpeth, Northumberland, NE61 3JN

Morpeth Northern
By Pass

A1

Strategic Development Land

- Site area 3.94 acres
- Prominent roadside location



LOCATION

The subject site is located 1½ miles from Morpeth town centre and 15 miles north of Newcastle upon Tyne city centre. It lies to the east the A192 and is close to the A1 and Morpeth Northern By Pass which links with Ashington, 6 miles to the east.

The site is bounded by recently built housing to the north and east and adjoins a long established petrol filling station and veterinary centre to the south.

DESCRIPTION

The site comprises 3.94 acres of grassland and is roughly rectangular in shape with a gentle slope from north to south.

PLANNING

The site is allocated in Northumberland County Council's Local Plan, as 'Flexible Employment Land' under Policy ECN8. That is defined as general employment areas, where employment-generating uses wider than the main employment uses will be supported.

Unless otherwise limited by relevant policies in made neighbourhood development plans, permission will be granted for uses generating permanent on-site employment, provided that they comply with the definition of wider employment generating uses; and the proposed economic activity is compatible with existing businesses on the site and adjoining land uses. Additionally, the proposal should not generate an unacceptable level of continual access by members of the public who do not work within that employment area.

Interested parties are recommended make their own enquiries of the local authority planning department on 0345 600 6400.

OFFERS

Offers are sought in the region of £990,000.

ANT-MONEY LAUNDERING

In accordance with the UK Government's 5th Anti-Money Laundering Directive counterparty due diligence will be required on the purchasing individual/company including proof of identity for any beneficial owners.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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