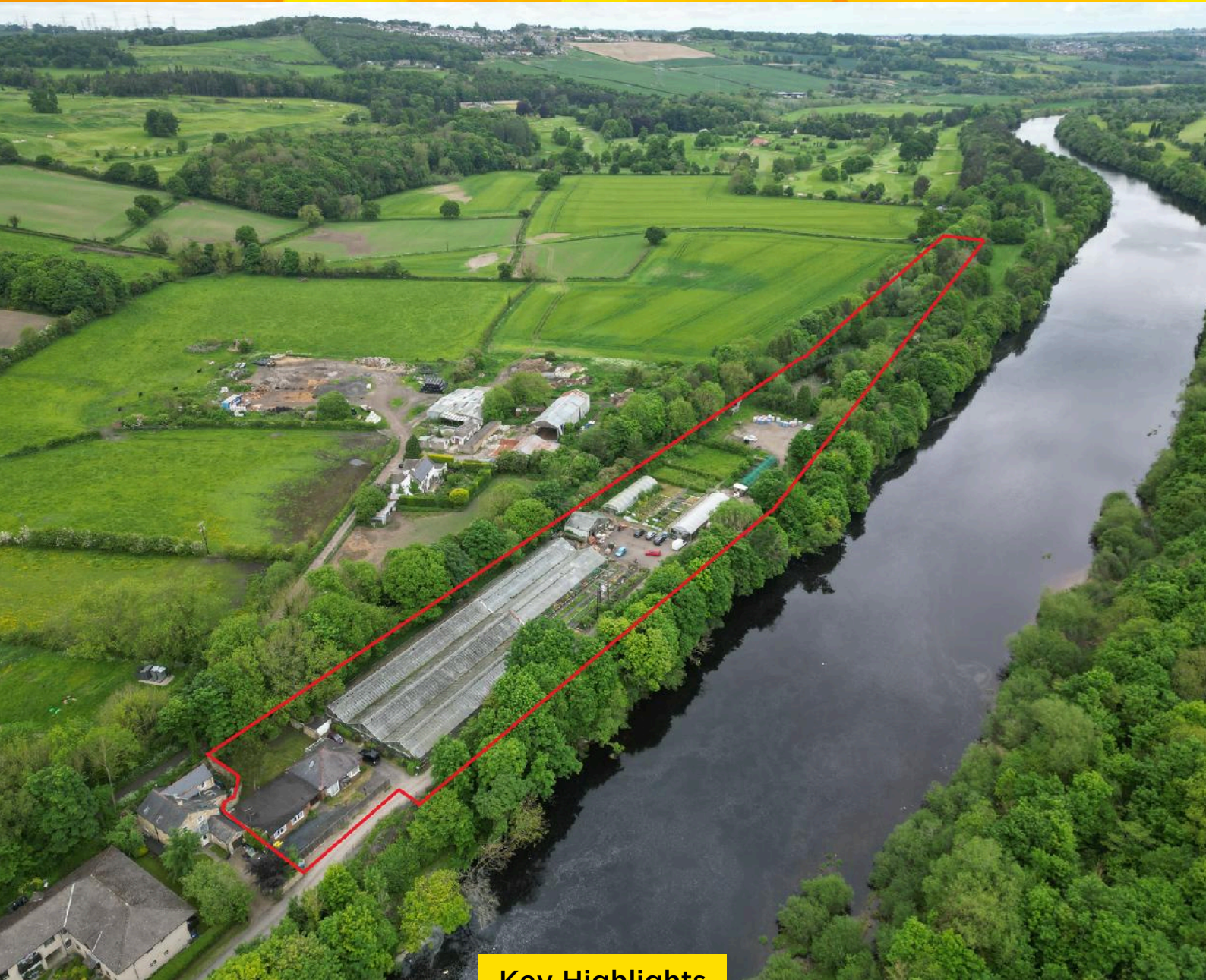


FOR SALE

UNIQUE DEVELOPMENT OPPORTUNITY

Stephenson Terrace, Wylam, Northumberland, NE41 8EB



Key Highlights

- Rare opportunity in highly sought after location
- Unique secluded riverside location
- Good road and rail connections
- Well served attractive village location
- Offers sought by noon Wednesday 4 September 2024

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LOCATION

The site is located to the east of the highly sought after village of Wylam. It provides interested parties with a rare and unique development or business opportunity within a secluded riverside position whilst being within walking distance of local amenities and transport links.

Wylam is situated around one mile to the south of the A69 and 10 miles west of Newcastle. It is also served by Wylam train station which provides regular links to Newcastle with a journey time of 15 minutes, Carlisle and surrounding settlements. As such the village is highly accessible by both road and rail.

Wylam is an extremely sought after and affluent Tyne Valley village situated on the River Tyne. It is served by various local amenities including a Coop and Spar, numerous local pubs and restaurants along with being in close proximity to Close House Championship golf course. Wylam offers residents the opportunity to enjoy semi rural living with riverside walks, whilst being within very convenient commuting distance to major employment hubs such as Newcastle and the Tyne and Wear conurbation.

Wylam is an attractive village being naturally bound by the River Tyne to the south, with open countryside and agricultural land surrounding it to the north, east and west. Surrounding settlements include Ovingham to the west and Heddon on the Wall to the east.

ACCESS

Interested parties should note access road from Stephenson Terrace (Adopted Highway) to the Nursery is unregistered title, however, this has been used and maintained by the Nursery (and adjacent residential properties) for over 30 years. This right of access is also confirmed under title number ND83708. The land adjacent to the riverbank is within the ownership of Wylam Parish Council.

SERVICES

We understand that services are available; however, interested parties should make their own enquiries of the utilities companies

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DESCRIPTION

The site is linear in shape and is part brownfield in nature, currently accommodating a bungalow to the west and the existing plant nursery to the central area. The eastern area of the site is undeveloped accommodating two former fishing lakes surrounded by trees and mature hedgerows. It extends to 3.85 acres (1.56 ha) and is bound by a cycle route to the north, land owned by adjacent Close House to the east, a private residence to the west and the River Tyne to the south.

In terms of topography, the site is flat and offers a convenient development platform for parties looking to obtain planning permission for alternative use or to establish a single residence within a high quality landscape setting.

The western area of the site accommodates the owner's bungalow which is a four-bed detached property featuring three bathrooms, private driveway and front and rear gardens. Parties should note that our client is willing to consider offers for this property in isolation (subject to simultaneous completion of the land with a third party), as well as offers for the overall site including the bungalow.

The site presents a rare opportunity to acquire a leafy riverside site within a highly sought after and sustainable location. It benefits from its proximity to a range of local amenities, cafes, health facilities and pubs, along with being extremely well served by road and rail links.

PLANNING

It is our view that the site may be suitable for a range of uses, subject to statutory planning permission.

The site offers prospective purchasers an extremely rare and a unique opportunity to secure a highly attractive and secluded development site within an attractive and high value landscape setting.

TENURE

The site is to be sold freehold with vacant possession.

TITLE

The site is held freehold by our client under title numbers ND83708, ND82539, ND99789 and ND66364.



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LEGAL & SURVEYING FEES

Each party to bear their own costs incurred.

VAT

All offers received will be deemed to be exclusive of VAT.

VIEWING

Viewing is strictly prohibited without prior written approval from Savills and or our client.

METHOD OF DISPOSAL

We are instructed to invite offers for our client's freehold interest. Offers are requested by noon Wednesday 4 September 2024. Offers are to be submitted directly to david.craig@savills.com.

Purchase price, deposit and payment profile;
Proof of funds;
Written confirmation of source of funding;
Two forms of identification of the purchasing entity;
Timescales for exchange and completion; and
Full solicitor details.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract.

CONTACTS

For further information please contact:

David Craig

david.craig@savills.com
07970 680 670

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