



£100,000

Land at Shieldhill Burn, Hebron, Northumberland, NE61 3LA

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A strategic parcel of agricultural grassland, located approximately 1.98km (1.23 miles) north of the Northumberland town of Morpeth.

The land is in close proximity to the A1 which lies approximately 0.96 km (0.6 miles) to the west.

The site is situated in the Northumberland Green Belt and is available for sale subject to an overage clause for any development other than agricultural or equestrian with 30% of the uplift payable with an overage term of 30 years.

For Sale By Informal Tender - Tender Deadline of 12 noon on 7th June 2024. See Brochure for further details

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Very energy efficient - lower running costs
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC