



LAND ON THE EAST AND WEST SIDE OF SHIELDHILL BURN, NR MORPETH, NORTHUMBERLAND

- APPROX. 2.96 HA / 7.33 AC
- STRATEGICALLY LOCATED.
- GREEN BELT, SUBJECT TO OVERAGE

FOR SALE – BY PRIVATE TREATY
GUIDE PRICE: OFFERS OVER £100,000



LAND ON THE EAST AND WEST SIDE OF SHIELDHILL BURN, NR MORPETH,

- Close proximity to residential properties.
- Approximately 2.96 HA / 7.33 AC.
- Grade 3 agricultural land.
- A range of nearby amenities.
- Currently Green Belt.
- Access available to adopted highway.

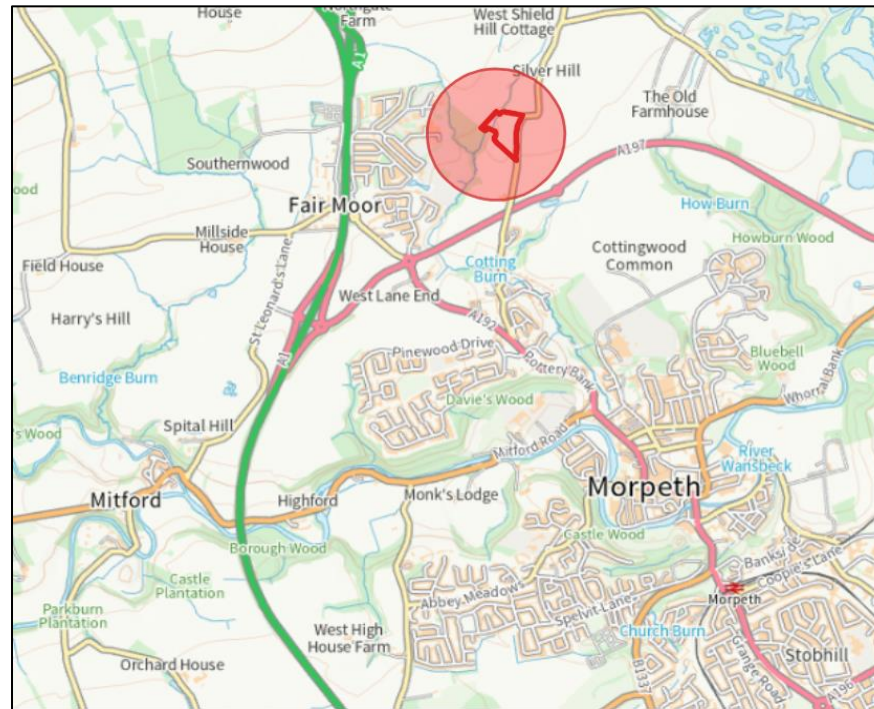
Location

The land is located north of the town of Morpeth, Northumberland. The town of Morpeth has a population of approximately 14,419 (2021 census) and has a range of amenities.

In terms of connectivity the A1 is located approximately 0.96 km (0.6 miles) west of the Property.

What 3 Words; ///workbench.impaired.thrilled

A contextual location plan is provided below;



For identification purposes only. Not to Scale.

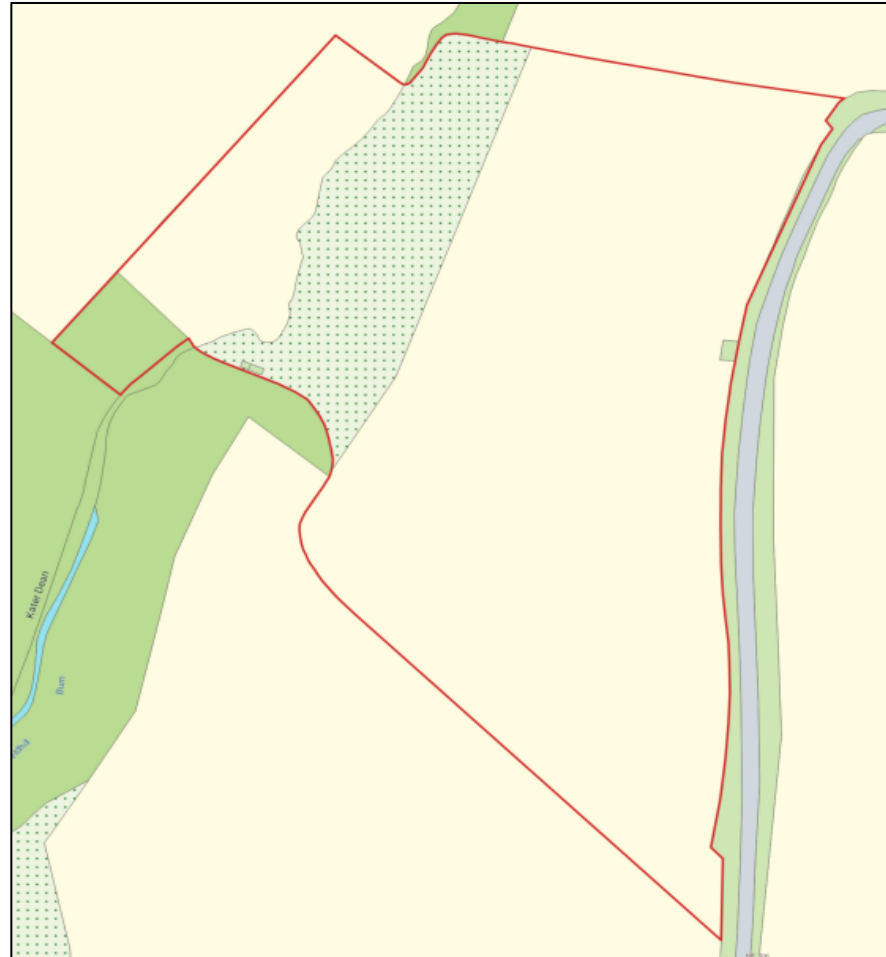


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Description

The property comprises a 2.96 HA / 7.33 AC of land north of the town of Morpeth, Northumberland. The land is permanent pasture and is currently designated as Green Belt however is in close proximity to amenities and offers long term strategic potential (Subject to Planning).

Access is via the adopted highway.



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Flood Zone

According to the environment agency website the Property is situated within Flood Zone 1. Land within flood zone 1 has a **low** probability of flooding from rivers and the sea.

Easements, Wayleaves, Public & Private Rights of Way;

The property is sold subject to and with the benefit of all public and private rights of way, light, drainage, cable, pylons, or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

Title

We understand that the property is owned freehold and that vacant possession will be granted upon completion.

Access

Access is available from the adopted highway.

Services

Are understood to be available within the adopted highway, interested parties are to make their own enquiries.

Planning

The land falls within the jurisdiction of Northumberland County Council and is currently designated as Green Belt. Interested parties are advised to contact Northumberland County Council for further information.

Viewings

Viewings are available at daylight hours only, when in receipt of the sales particulars.

Health & Safety

Care should be taken when accessing the land. Fazakerley Sharpe accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment.
- No children to be allowed on site.

Overage

The property will be subject to an overage payable of 33% for a period of 30 years if planning is granted for non-agricultural purposes.



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Money Laundering Regulations Compliance

Please bear in mind that T Fazakerley & Son will require from any purchaser looking to offer on a property details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale

The property is offered for sale by Private Treaty.

T Fazakerley & Son for themselves and the vendors or lessors give notice that;

1. All descriptions, plans, dimensions, reference to condition or suitability for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
5. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with T Fazakerley & Son and their employees regarding the property referred to in these particulars are subject to contract.