

**FOR SALE**



Sanderson  
Weatherall

**Best & Final Bids Deadline - 12 Noon Friday 1 March 2024**

**POTENTIAL DEVELOPMENT OPPORTUNITY**

**Land at West Point, West Road, Hexham NE46 3RT**



## Key Points

- **Potential Development Opportunity**
- **Prominent Location**
- **Freehold Land**
- **Site Area: 0.48 hectares (1.19 acres)**

## Location

The subject site is located in Hexham which is an attractive and prosperous town with a population of circa 11,000. Hexham is located on the A69 some 20 miles west of Newcastle upon Tyne and 35 miles east of Carlisle. The A69, which is one of the region's major road networks, provides direct access to Newcastle and the A1 to the east and the M6 to the west.

The site is situated in a prominent position on West Road located immediately adjacent to Hexham Golf Club and a short walk from Hexham town centre.

## The Site

The site is rectangular in shape and relatively level throughout and was previously used as a car dealership with associated vehicle display court and car parking. Whilst the building has been demolished, areas of hardstanding remain.

The site approximately measures 0.48 hectares (1.19 acres).

## Planning

We believe the site would be suitable for a range of different uses, subject to the grant of the relevant planning permission.

Interested parties are advised to make enquiries with the Local Planning Authority in relation to their proposed use.





## **Asking Price**

Offers are invited for the benefit of our clients freehold interest, subject to contract.

Best and Final Bids offers are to be received no later than 12 Noon on Friday 1 March 2024 via email, for the attention of James Fletcher (james.fletcher@sw.co.uk)

The vendor reserves the right not to accept the highest or any offer received.

## **Anti Money Laundering**

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## **Services**

We understand that all mains services are connected to the property, however, would recommend that any interested party carry out their own investigations regarding this matter.

## **Legal Costs**

Each party to bear their own legal costs.

## **VAT**

All prices quoted are deemed exclusive of VAT where chargeable.

## Further Information

Strictly by prior appointment with the agents:

James Fletcher  
07894 411 871  
james.fletcher@sw.co.uk

or

Kevin McGorie  
07901 710 671  
kevin.mcgorie@sw.co.uk

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