



Sanderson  
Weatherall

# FOR SALE RESIDENTIAL DEVELOPMENT OPPORTUNITY



Heddon Mill Farm, Heddon on the Wall, Northumberland NE15 0JR

[sw.co.uk](http://sw.co.uk)



Desired Location

OIRO £700,000

Freehold Land

Site area: 1.688 hectares (4.17 acres)

Subject to Contract

## Location

Heddon on the Wall is a small village located in Northumberland and situated on the iconic Hadrian's Wall. The village is located approximately 9 miles west of Newcastle upon Tyne and 13 miles east of Hexham. Heddon on the Wall benefits from excellent transport links lying immediately adjacent to the A69 which is the regions main road network linking Carlisle in the west to Newcastle upon Tyne in the east.

The subject site was previously occupied by Clark Oils and is located approximately 1 mile north west of the village. The site is accessed via a short section of highway from the B6318 (Military Road). At present the site has two vehicle access points to the south and west.

## Description

The site comprises land and buildings which consists of two former barns amongst other farm type buildings. The buildings are of brick construction with corrugated iron roofs.

## Site Area

The site is irregular in shape and extends to approximately 1.688 hectares (4.17 acres).

## Planning

In January 2020, the subject site was granted outline planning permission including access with all other matters reserved for the redevelopment of previously developed land for the construction of up to 6 no. Dwellings. However, this has now lapsed.

A copy of the planning permissions (Decision Number: 19/04245/OUT) can be made available upon request.



## Tenure

The site is to be owned by a freehold interest.

## Services

We understand that all mains services are available on the site, however, interested parties are invited to determine the exact position of the services and arrange any modification or connection at the site with the relevant service providers.

## Asking Price

Offers are invited in the region of £700,000 for the benefit of our clients' freehold interest, subject to contract.

## Money Laundering

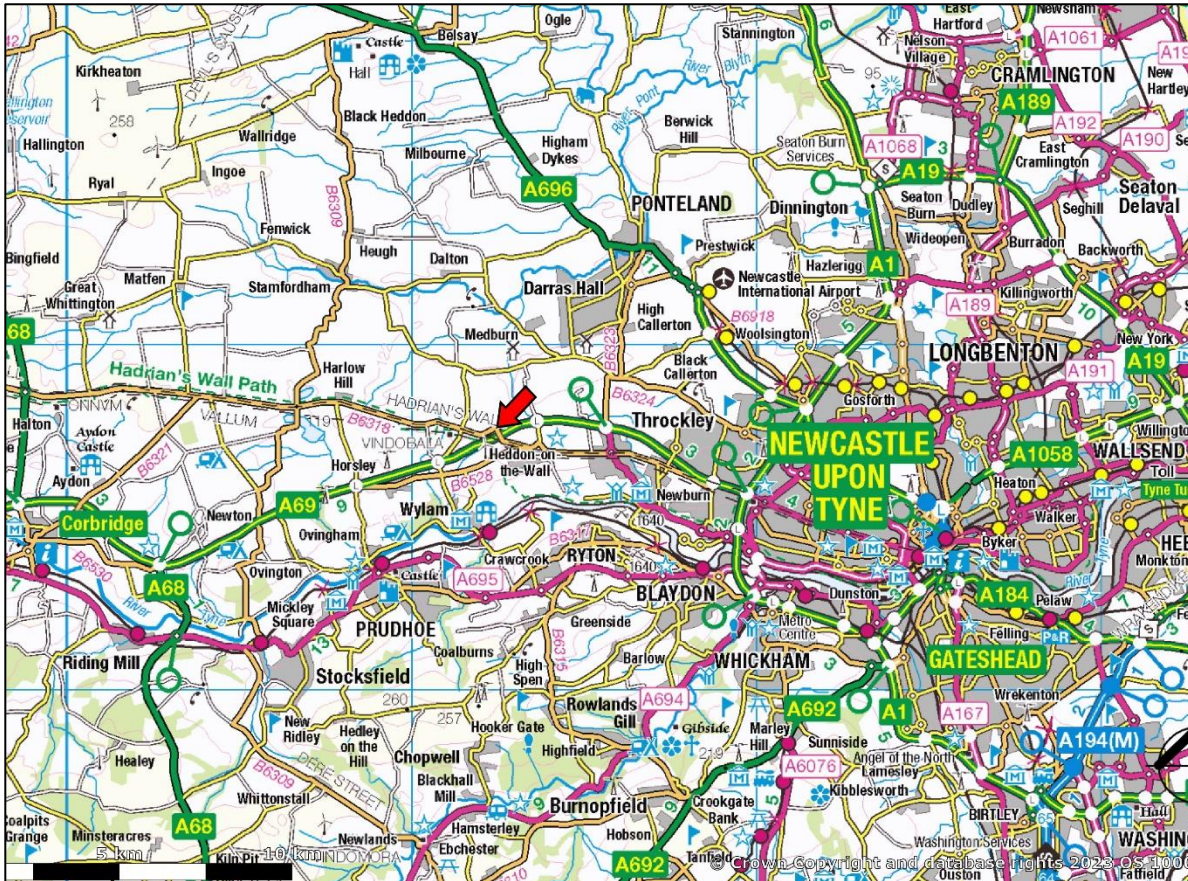
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

All prices quoted are deemed to be exclusive of VAT unless stated otherwise.

## Legal costs

Each party to bear their own legal fees incurred in connection with the transaction.



Strictly by prior appointment with the agents:

Kevin McGorie

07901 710 671

[kevin.mcgorie@sw.co.uk](mailto:kevin.mcgorie@sw.co.uk)

James Fletcher

07894 411 871

[james.fletcher@sw.co.uk](mailto:james.fletcher@sw.co.uk)

Sanderson Weatherall  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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