



The Bridge Stable Tanners Row

Hexham,

Offers Over £180,000

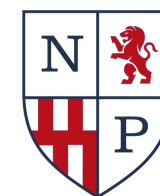
- Development Opportunity
- Sold by Modern Method of Auction
- Central Hexham Location
- Subject to Reserve Price
- Buyers Fees Apply
- Garage
- Peaceful Walled Garden
- Separate Annex

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G



Northumberland
Properties

Northumberland Properties are delighted to welcome to the market, Bridge Stables in Hexham. Located in the centre of Hexham on a quiet side street, Bridge Stables offers an exciting opportunity for potential purchasers to acquire a fantastic plot with numerous potential future use options. The property is offered for sale through the Modern Method of Auction.

Bridge Stables is currently being used as a private home with a separate annex which is used as an artist's studio.

The living accommodation is provided by a chalet bungalow. It has an open plan living and kitchen with a bathroom off the living room. There are large full height windows overlooking the garden. The double bedroom is accessed off the living room. The property is heated by LPG.

The annex is a two story building which was formally the stables for Holy Island House, one of the oldest properties in Hexham. It has large room downstairs which doubles up as a utility room for the chalet. Wooden stairs lead upstairs to a light and airy room with a toilet.

The chalet has a lovely peaceful walled garden with access to the parking area. There is ample opportunity for parking as well as a double detached garage.

Bridge Stables provides an exciting opportunity for a number of potential future uses. With a secure location in the centre of Hexham there is potential for residential development, commercial and leisure uses.



Sale Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

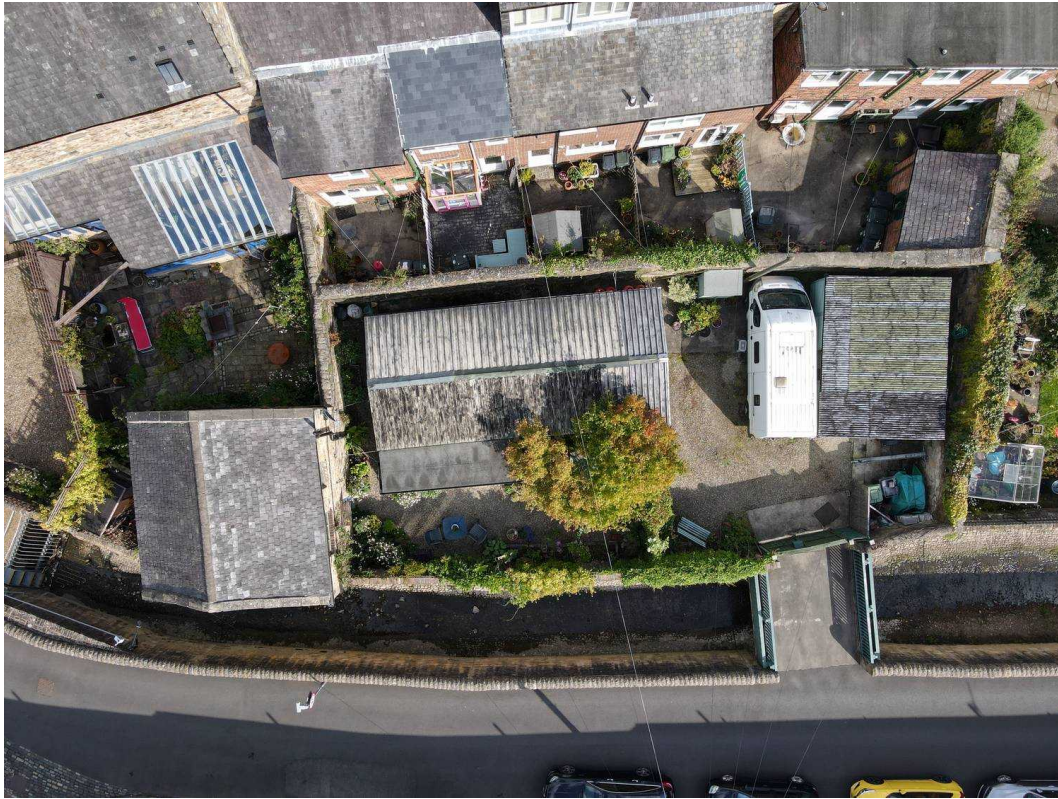
A Buyer Information Pack is provided. The winning bid will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

EPC Rating: G







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