

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

LAND AT OLD BAKEHOUSE YARD MORPETH NE61 1AS



- DEVELOPMENT OPPORTUNITY
- MORPETH TOWN CENTRE
- PLANNING FOR TWO DWELLINGS
- SERVICES ON SITE
- 1 X TOWNHOUSE WITH PARKING
- 1 X MAISONETTE

Price £199,000

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An opportunity to purchase a site with planning permission for two dwellings situated in the centre of Morpeth. The site sits in a quiet backwater just off Newgate Street which has a small number of other residential dwellings, a popular cafe and access to the Millenium Garden, a quiet, green space and haven for wildlife. Planning Permission has been granted for construction of two dwellings one a three story town house with parking for two cars and one attached maisonette CM/20100435 and 15/00947/FUL respectively.

Mains services to include, mains gas, electric and drainage are in situ but not connected.

Accessed from Newgate Street through a vehicle accessible alleyway, the site has all of Morpeths amenities on its doorstep, including a wide range of high street and independent retailers, schooling, health and leisure facilities and a busy network of bars, cafes and restaurants. Those not familiar with the Town will find it is within good proximity of the A1 and has excellent public transport links by bus and train via the East Coast mainline.

ACCESS FROM NEWGATE STREET



IMAGE OF SITE



GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.


GOOGLE MAPS - GENERAL NOTE

LAND AT OLD BAKEHOUSE YARD MORPETH NE61 1AS


If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

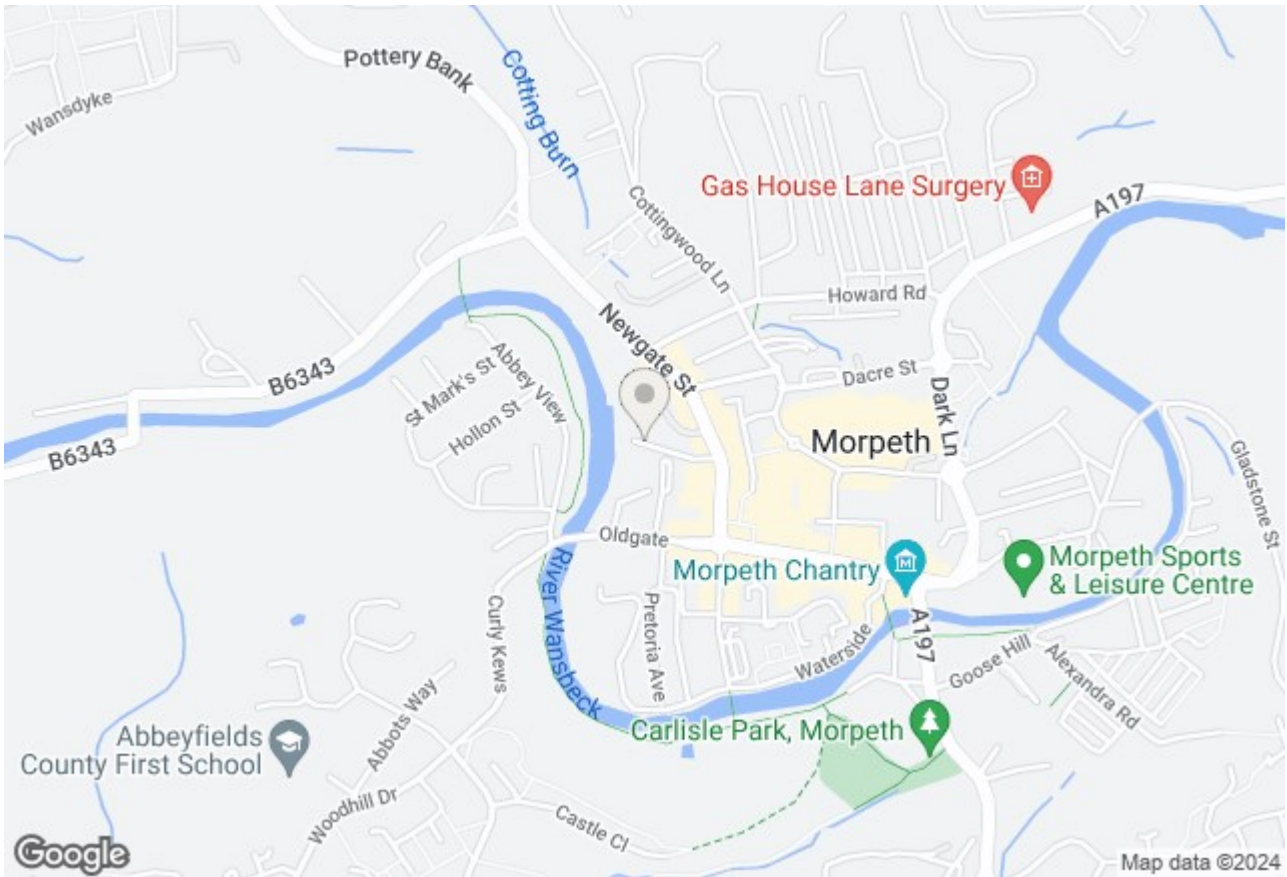


Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



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