

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

LAND NORTH OF 71 THE GABLES WIDDRINGTON MORPETH NE61 5RB



- Outline Planning Permission
- Pursuant To Section 106 Agreement
- 21/01681/OUT

- Two x 3 Bed Semi Detached Houses
- Established Residential Area
- Freehold

PLUS SELLERS LEGAL COSTS* £50,000

LAND NORTH OF 71 THE GABLES WIDDRINGTON MORPETH NE61 5RB

A site with outline planning permission for the construction of two, three bedroom semi detached homes with garages situated within The Gables, Widdrington Station. The site is positioned within a well established and popular residential estate with all mains services nearby.

The properties are pursuant to section 106 of the Town and Country Planning Act 1990.

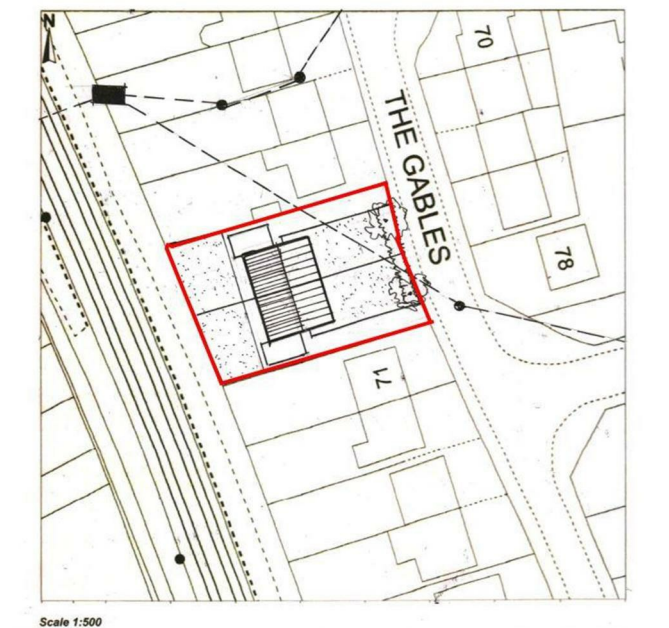
Widdrington Station is a popular village with local amenities including a First School, Doctors Surgery, Community shops and a limited rail service. Further town centre amenities are available in the nearby Towns of Morpeth and Ashington. It is also within convenient proximity to Druridge Bay Country Park and Northumberland's enviable coastline.

Further details are available by copying the following link: <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=QS0H8GQSFYC00&activeTab=summary#:~:text=Reference-,21/01681/OUT,-Alternative%20Reference>

SITE PLAN



Land Adjacent to 71 The Gables, Widdrington, Morpeth, NE61 5RB



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AERIAL VIEW



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

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.

TENURE & COUNCIL TAX BAND

We have been advised that the site is Freehold.


We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

VIEWING ARRANGEMENTS


BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

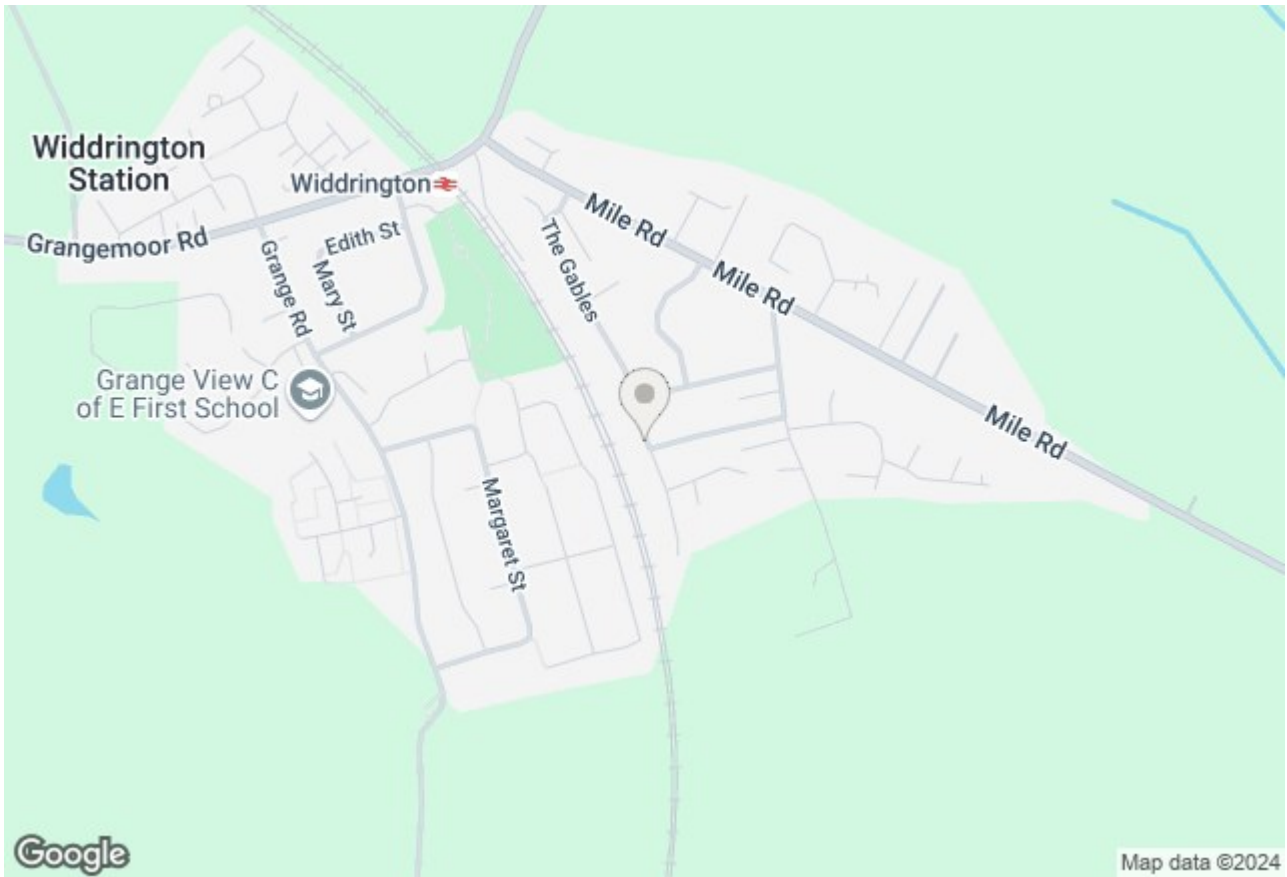
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Energy Efficiency Rating

	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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

