



Land to the Rear of West View, Wideopen, Newcastle upon Tyne NE13 6EG

- Freehold Land
- Formally used as a site for Storage Containers
- Site Area 0.974 Acres / 0.3943 hectares
- Suitable for a Variety of Uses (subject to planning permission)

Auction Guide Price £90,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 30th May 2024

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The land to the rear of West View, Wideopen is situated on the east side of The Great North Road in a mixed residential/commercial area. Wideopen is situated in the administrative area of North Tyneside approximately 7.5 miles to the north of Newcastle. It is a mainly residential area situated on the east side of the A1. There are local facilities in Wideopen and a wider range of amenities in Newcastle.

Description

The Property is an irregular shaped area of land situated to the rear of houses in West View, Wideopen. There is an unmade access road from the Great North Road which provides access to the land.

The site is overgrown and includes a derelict building. There is a sewer which crosses the middle of the land from east to west. There is a footpath immediately to the west of the site which is leased to the council.

Site Area

The approximate site area is 0.3943 hectares (0.9743 acres) or thereabouts. The site area has been calculated using Promap.

Services

We have no information regarding mains services.

Title number

TY475218

Viewing

Strictly by appointment through this office.

Tenure

Freehold

Auction Guide Price

£90,000 +

Notice

- 1.) There appears to be a slight encroachment by a few neighbours on the south boundary (shown on the pro map), it would be the responsibility of the buyer to deal with this.
- 2.) There is a small circle on the title (shown on the pro map), we have verbally been informed this is a pit shaft. This is not within the title and we have had no confirmation of this. We advise we make your own enquiries.
- 3.) There is a foot path running along the west boundary of the land, this was leased by the council in December 1952 for a term of 99 years (map/lease provided)
- 4.) No dwelling house or dwelling houses are to be erected on the said land. In relation to the Agreement dated 26th April 1948, the Conveyance is said to be subject to that agreement which was made between the National Coal Board and the Council so far as it affects the land in this title.

5.) The Rights to which the land is subject are set out at paragraph 1 under EXCEPT AND RESERVED to the vendors..... These include the rights of the coal board to work the coal and other minerals under the land, a right for the coal board to inspect during the construction of any buildings on the land and a right of way for the coal board and those authorised by them, with or without vehicles over the land coloured yellow on the plan for access to the old pit shaft shown coloured blue on the conveyance plan.

Rateable Value (81a Fern Drive)

The 2024 Rating List entry is Rateable Value £7,700

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Auction

Live online auction, bidding starts Thursday 30th May 2024, terms and conditions apply, see website www.agentspropertyauction.com

Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Viewing

Strictly by appointment through this office

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: H996 (Version 3)

Prepared: 23rd April 2024

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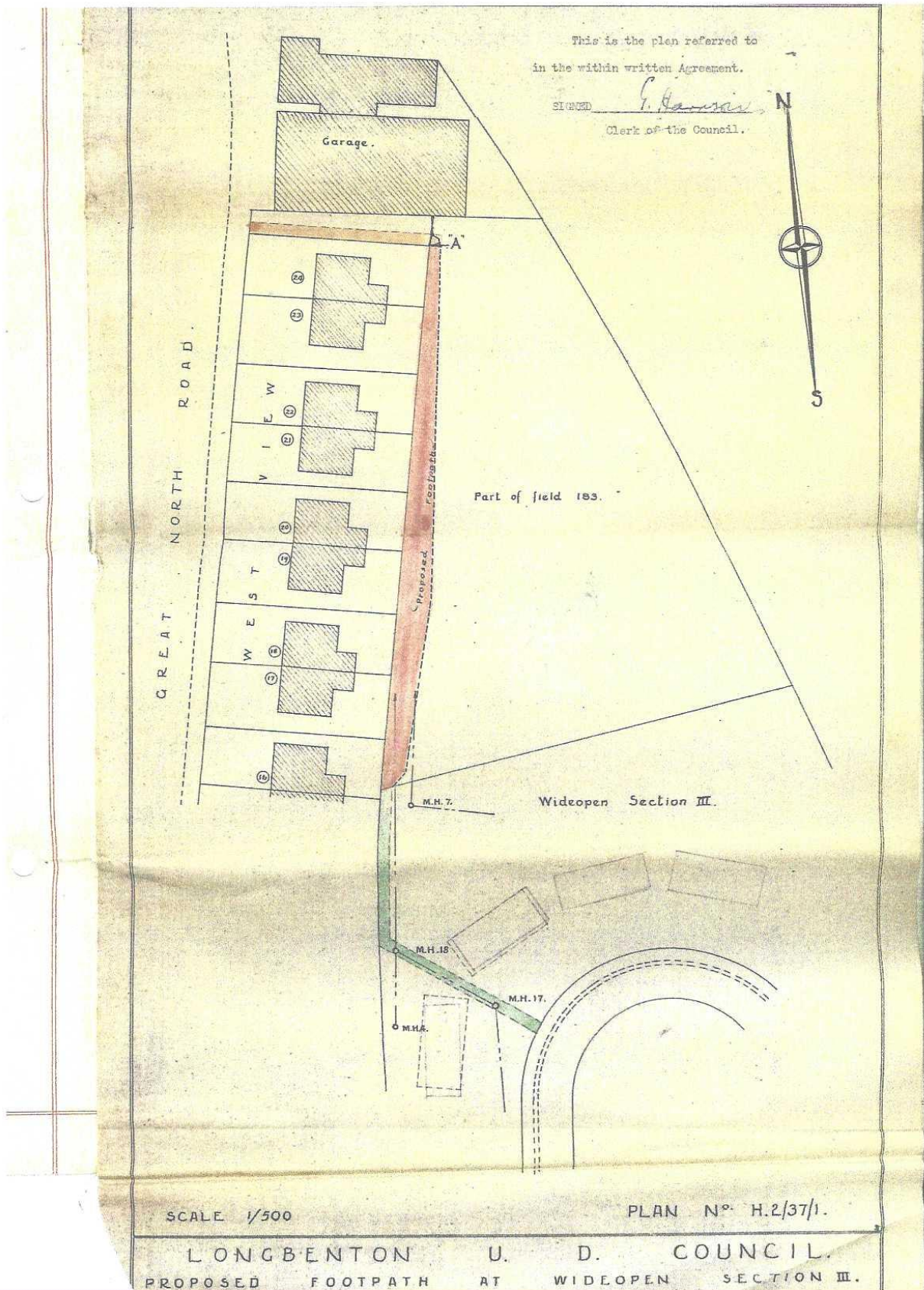
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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THIS LEASE made the *Seventeenth* day of *December* One thousand nine hundred and fifty two BETWEEN GEORGE ROBSON of 36, Mitford Gardens, Wideopen in the County of Northumberland, Upholsterer and his wife ESTHER ROBSON of the same address (hereinafter called the "lessors" which expression shall where the context so admits include the person for the time being entitled to the reversion immediately expectant on the termination of the term hereby created) of the one part and the LONGBENTON URBAN DISTRICT COUNCIL (hereinafter called "the Council" which expression shall where the context so admits include the successors in title) of the other part.

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. The Lessors demise unto the Council for use as a path by their tenants and others ALL THAT piece or parcel of land coloured red on the plan attached to these premises together with a right of way by foot by the Council's tenants and others at their own risk over and along the piece of land coloured brown on the said plan. TO HOLD the same unto the Council from the Thirty first day of December One thousand nine hundred and fifty two for the term of THIRTY NINE YEARS PAYING therefor the yearly rent of TEN SHILLINGS clear of all deductions except the Lessors' land tax on the 31st day of December in every year the first of such payments to be made on the 31st day of December, 1953.

2. The Council hereby covenants with the Lessors as follows:-

- (1) To pay the reserved rent in manner aforesaid.
- (2) To pay all assessments and outgoings except land tax.
- (3) To ash in proper and workmanlike manner the piece of land coloured red on the said land and erect a chestnut fencing on the eastern boundary thereof.
- (4) To erect and maintain a swing gate at the point marked "A" on the said plan.

3. The Lessors covenant with the Council that the Council paying the rent hereby reserved and performing and observing the covenants on their part hereinbefore contained shall quietly enjoy the said land during the said term without any interruption by the Lessors or any person rightfully claiming under them.

IN WITNESS whereof the Council has caused its Common Seal to be affixed hereto the day and year first above written.

The Common Seal of the Council was }
affixed hereto in the presence of:- }

CHAIRMAN. *B.T. Daniels A.P.*

CLERK. *S. Hannan*



Foot Path Lease