



Land North of 18-24 The Village and the Former Acklington School Acklington

- Residential Freehold Plots
- Full Planning for 4 Detached Properties Ref: 22/02845/FUL
- Highly Regarded Rural Village
- Call for further information

£380,000



ROOK
MATTHEWS
SAYER

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Land North of 18-24 The Village and the Former Acklington School Acklington NE65 9BW

This is a fabulous opportunity for any property developer looking to acquire land with full planning consent for four residential dwellings in a highly regarded and sought after location in the pretty and picturesque rural village of Acklington yet within easy reach of the local amenities of the surrounding larger towns. The planning consent grants permission for the construction of:

- 1 x 4 bedroom detached house (209 msq)
- 1 x 3 bedroom detached bungalow (120.6 sqm)
- 2 x 3 bedroom detached houses (120 sqm)

The permission also includes gardens, access road, open space and other ancillary works, subject to the conditions set out in the schedule of the decision notice, a copy of which can be made available to any interested parties. Full floorplans are also available on request.

The village of Acklington is becoming increasingly popular with purchasers moving into the area looking for a tranquil residential location. It has a huge community spirit with many events held at the Village Hall and the local pub 'The Railway' serving food is a social gathering place for many locals and visitors. The traditional harbour town of Amble lies closeby with many shopping and leisure amenities and the larger towns of Alnwick and Morpeth are within easy reach. A bus service runs through Acklington visiting Alnwick, Morpeth and the surrounding towns and villages and the train stations in Alnmouth and Morpeth provides services to Edinburgh, Newcastle and beyond. Acklington is conveniently placed to the A1 with connections to motorway networks throughout the country. Located close to the coastline, Druridge Bay Country Park has a glorious wide sandy bay, watersports lake and countryside walks.



SITE VISITS

All site visits are by appointment and must be made with the Amble Branch.

AGENTS NOTE

For full information visit Northumberland Planning Portal under reference 22/02845/FUL

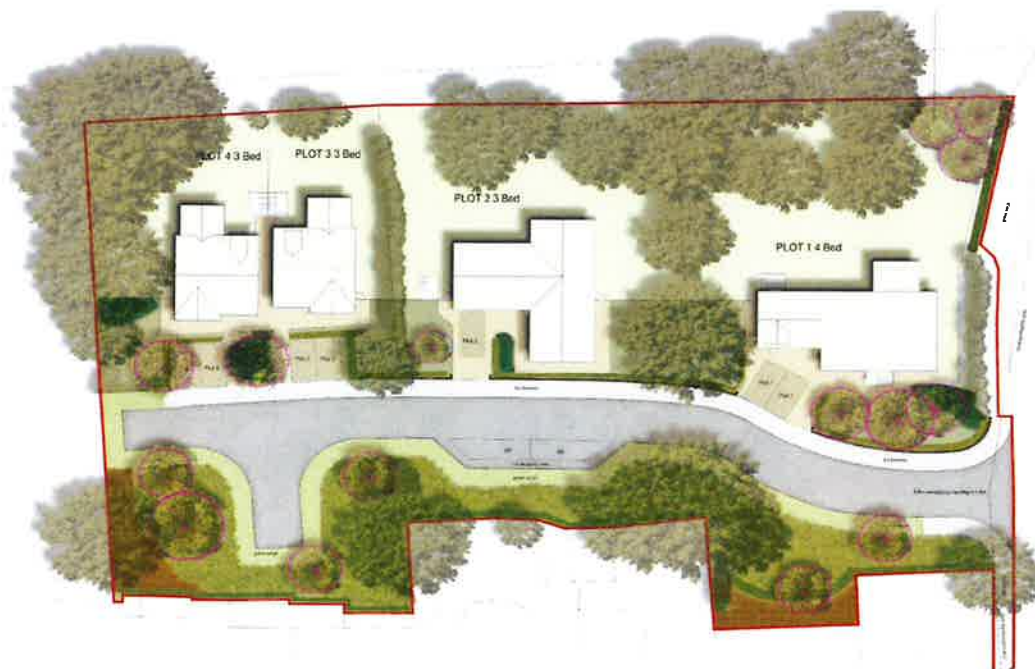
MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this Land is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

AM0004450/LP/LP/06092024/V.1/19112024 amended price HH



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East







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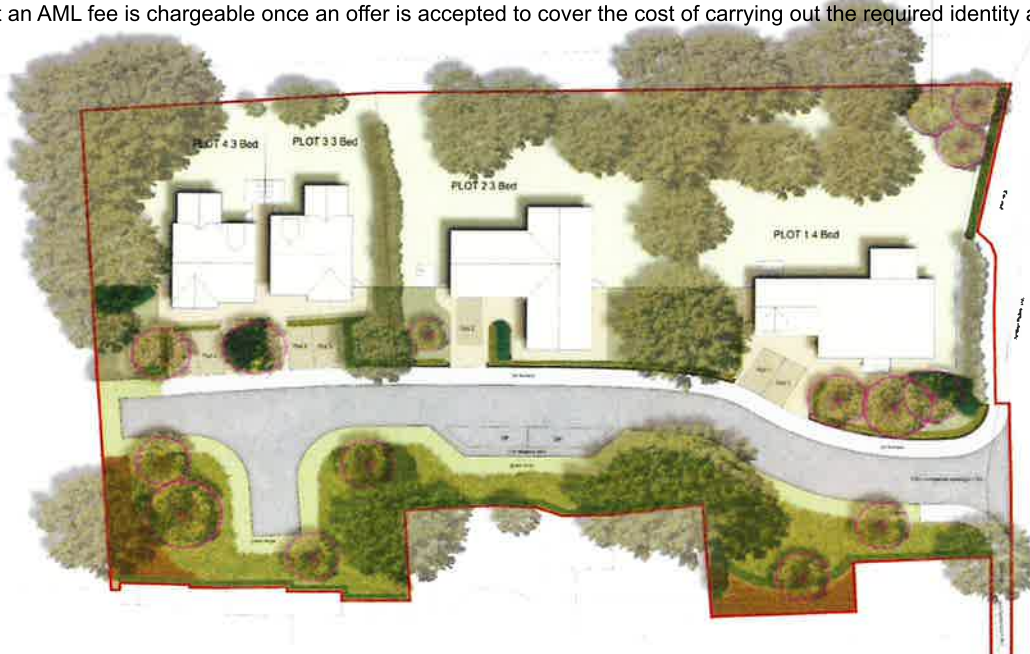
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AGENTS NOTE

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



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