

# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

Springwood, Swarland,  
Northumberland

- Residential development
- 9no residential dwellings
- Site totalling 3.31 acres (1.34 hectares)
- Popular residential location
- Full planning permission granted
- Planning references: 22/01363/REM

**Freehold Offers Invited**

**Bradley Hall**



## OPPORTUNITY

Bradley Hall is delighted to offer this opportunity to create an exclusive residential development opportunity of 9 detached executive dwellings.

## LOCATION

The site is located in the quaint village of Swarland located to the south of Alnwick in the glorious Northumberland Countryside. The village is a popular residential location with school, café, play park, tennis courts and golf club. The Cook & Barker a highly regarded traditional pub and restaurant is easily accessed in the neighbouring village of Newton on the Moor.

The property is situated off Springwood an established residential street to the south west edge of the village and in close proximity to the golf course and clubhouse. The existing houses are a mix of modern stone bungalows and detached houses. The site itself will benefit from views across to the golf course.

The village benefits from good road links with access to the A1 approximately 1 mile to the east. The Northumberland coastline is easily accessible as are the Cheviot & Simonside Hills to the west. Amenities are readily available in the historic market town of Alnwick 7 miles to the north. Access to the east coast mainline is available at Alnmouth train station 7.5 miles to the north east.

## DESCRIPTION

The site comprises greenfield development land accessed off Springwood. The site is irregular in shape and relatively level.

The site extends to approximately 1.34 hectares (3.31 acres).

## PLANNING PERMISSION

Planning permission has been granted for the development of nine executive residential dwellings.

The properties will be comprised three differing house types which will each be detached, set on attractive plots, arranged across ground and first floors and have double garages.

The scheme will extend to 2,393 sq m (25,756 sq ft). There are no affordable housing plots required within the planning permission granted.

Planning documents can be found online on the Northumberland Planning Portal. The reference for the site is 22/01363/REM.



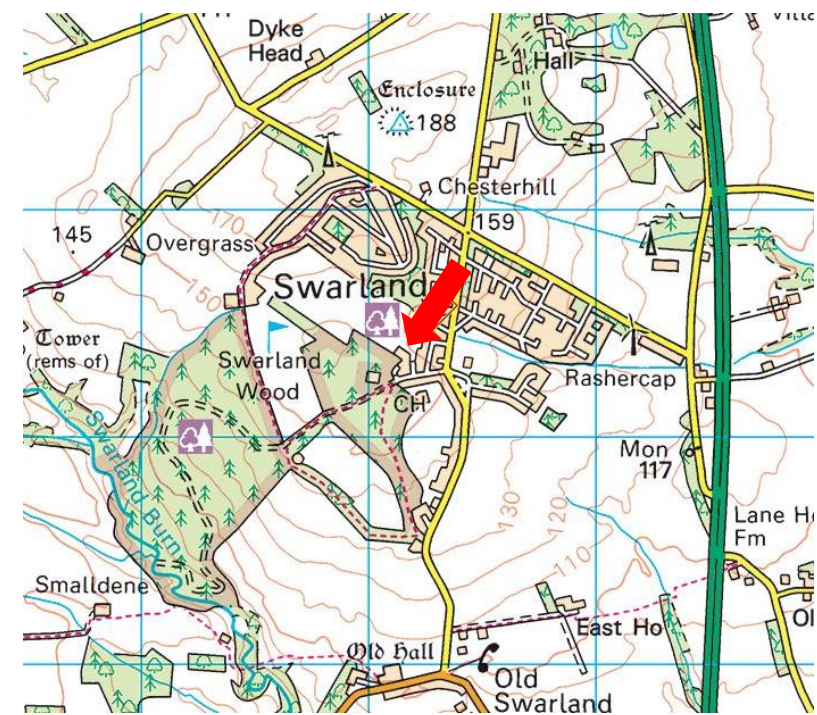
1.0 miles from A1  
7.5 miles from  
Alnmouth Train  
Station



Duchess High School  
(Ofsted: Good)  
Swarland Primary  
School (Ofsted: Good)



7 miles from Alnwick  
13 miles from Morpeth  
28 miles from  
Newcastle



## TENURE

The site is sold as freehold.

## TERMS

We are instructed to invite offers for our clients freehold interest.

Our client does not have to accept the highest nor any offer submitted to the agent.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 01665 605 605

**Email:** [angus.todd@bradleyhall.co.uk](mailto:angus.todd@bradleyhall.co.uk)



### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.