

FOR SALE

DEVELOPMENT OPPORTUNITY

Land on the south west side of
Chollerton First School, Station Road,
Barrasford, Northumberland, NE48 4AA

- Residential development opportunity
- Popular village location
- Site totalling 2.61 acres (1.05 hectares)
- Planning permission granted for the erection of 14no residential dwellings
- Planning reference: 19/04358/FUL
- Freehold

Offers in excess of £1,000,000

BradleyHall



OPPORTUNITY

Bradley Hall is delighted to be appointed to market this residential development opportunity in Barrasford, Northumberland.

LOCATION

The subject site is located on Station Road in Barrasford. Barrasford is a small village in the west of Northumberland which has local amenities including a village store, Barrasford Arms, Chollerton First School and various holiday lets.

The village benefits from being located less than 15 minutes from Hadrian's Wall and less than 30 minutes from Kielder Forest Park which are popular tourist locations.

Barrasford is located 7 miles north of Hexham, 10 miles north east of Haydon Bridge, 9.5 miles south of Bellingham and 8.8 miles west of Matfen. Nearby towns and villages including Humshaugh, Wark, Gunnerton and Nunwick.

Barrasford is accessed by Dalla Bank which links with the A6079 and in turn the A68 to the east and A69 to the south. The nearest train station is Hexham which is 7 miles away and is on the mainline route between Newcastle upon Tyne city centre and Carlisle.

DESCRIPTION

The site comprises 2.61 acres (1.05 hectares) of land with a boundary fence.


PLANNING INFORMATION

Construction of 14 no. dwellings with garages, associated access and infrastructure, including pumping station and underground gas tanks.

Further information can be found at Northumberland County Council's planning portal using reference: 19/04358/FUL.



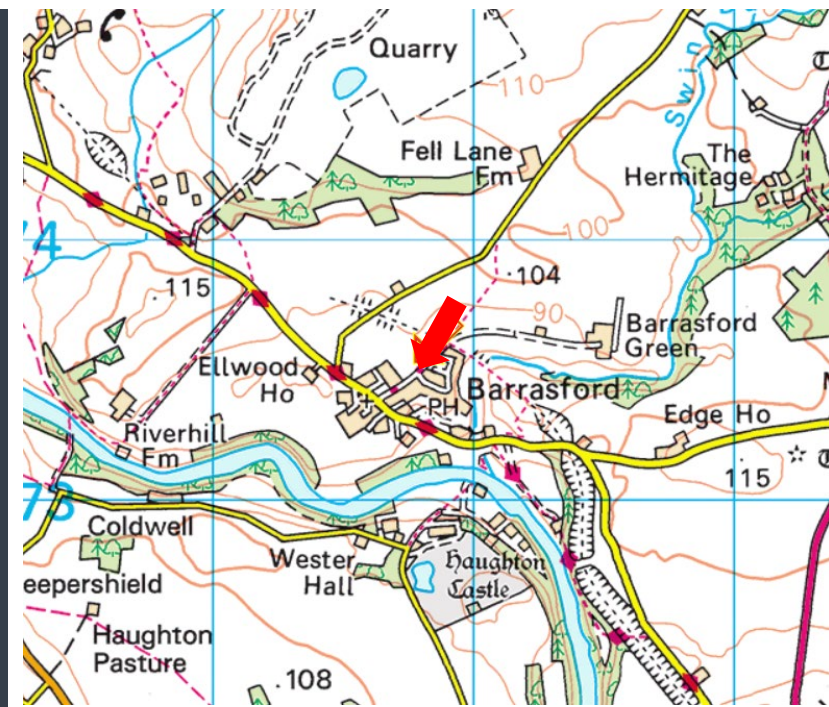
2.4 miles from A68
6 miles from A69
7.2 miles from
Hexham Train Station



Chollerton Church of
England First School
(Ofsted: Good)
Queen Elizabeth High
School (Ofsted: Good)



7 miles from Hexham
10 miles from
Hadrian's Wall
18 miles from Kielder
Forest Park
25 miles from
Newcastle



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 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.

TENURE

The sites are sold freehold with vacant possession.

TERMS

We are instructed to invite offers in excess of £1,000,000 (One Million Pounds) for our clients freehold interest.

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

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 we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk

Approved Design List based on the original plan created by Listerframe Homes on a basis as per our Contracting to 2006 18 of Nov. L by JCC 2. Urban Design on 15/02/21, and revised plan after this date as by Gloucestershire Design 2.



CONTACT US

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