

For Sale – Residential Development Site

Land at Slate Hall Farm, North Lane, Seahouses, Northumberland, NE68 7UQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Residential development for sale
- Site Area: 0.17 hectares (0.42 acres)
- Attractive village location
- Popular Northumberland coastal village
- Planning permission granted
- Planning reference: 15/02434/FUL

Freehold offers invited

FOR SALE – Residential Development Opportunity

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OPPORTUNITY

Bradley Hall is delighted to bring to the market this excellent development site in Seahouses, Northumberland. The site is situated within the village centre and has full planning permission for 6no residential dwellings.

LOCATION

The subject site is located in Seahouses. Seahouses is a village on the Northumberland coastline, in the north east of the county, which is considered an Area of Natural Beauty.

Seahouses is situated 1.8 miles north of Beadnell, 3.4 miles south of Bamburgh, 15 miles north east of Alnwick and 18 miles south of Holy Island (Lindisfarne National Nature Reserve).

Seahouses is a popular location for residents and tourists with a bustling village centre, local housing estates and tourist attractions including the Farne Islands National Nature Reserve boat trips and Seahouses Golf Club. The area is also popular for walkers with an abundance of coastal paths and beaches within close proximity. Visitors in Seahouses are within close proximity to other nearby attractions including Bamburgh Castle and Holy Island.

Seahouses benefits from having a local bus service through the village centre which provides access to nearby villages as well as Berwick upon Tweed, Alnwick and Newcastle upon Tyne city centre. There is also a train station at Cathill which is 5 miles away. The village is accessed by a number of local roads and the A1(M) is just 6.6 miles away.



Local Schools:
 Seahouses Primary School (Ofsted: Good)
 Duchess Community High School (Ofsted: Good)



A1(M): 6.6 miles
 A197: B1340: 0.8 miles



5 miles from Cathill Train Station

DESCRIPTION

The subject property comprises a former farm which has been cleared.



PLANNING PERMISSION

The site benefits from planning permission for the construction of 6 no two storey dwellings to comprise 2 x 3 bedroom houses and 4 x 4 bedroom houses. Further information can be found at Northumberland County Council Planning Portal using reference 15/02434/FUL. Further information is available on request.



TENURE

The site is sold freehold with vacant possession.

SERVICES

Interested parties should make their own enquires of the utility companies to confirm availability and capacity.

TERMS

Offers are invited for the freehold interest in the property and our client are open to conditional and unconditional offers. Offers must be submitted in writing to the sole agent and state:

- The proposed purchase price
- Proof funding is available for the purchase
- Details of the proposed scheme

All offers are to be made to Bradley Hall exclusive of VAT and, where silent, offers will be deemed net of VAT.

We may set a closing date for offers subject to the level of interest received. The client is not obliged to accept the highest or indeed any offer.

LEGAL COSTS

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

FURTHER INFORMATION & VIEWINGS

For all enquiries, please contact **Callum Armstrong** or **Peter Bartley** at Bradley Hall.

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk

Peter.bartley@bradleyhall.co.uk





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1 Hood Street, Newcastle upon Tyne, NE1 6JQ