

# FOR SALE

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

Land to the west of 1 North Side,  
Shilbottle, Alnwick, NE66 2YF

- Residential development opportunity
- Site totalling 0.47 acres (0.19 hectares)
- Popular village location
- Planning permission granted for the erection of 2no residential dwellings
- Freehold

**Guide price of £300,000**

**BradleyHall**



## OPPORTUNITY

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

## LOCATION

The subject site is located on North Side in Shilbottle which is a village in Northumberland. Shilbottle is a popular village with local amenities including Morrisons, Lal Khazana, Woof Cutz, Shilbottle Community Hall and Star Pizza. There is also local guest houses and attractions including The Secret Spa and The Running Fox café.

Shilbottle is located 3.5 miles south of Alnwick, 3.6 miles south west of Alnmouth and 5 miles north west of Warkworth. Shilbottle is situated between Northumberland National Park which is 18 miles to the west and the Northumberland Coastline to the east which can be accessed in less than 10 minutes.

North Side forms part of the main road into Shilbottle from the A1(M) which is 1 mile to the west and Shilbottle is serviced by local bus routes, providing access to Alnwick.

## DESCRIPTION

The site comprises 0.47 acres (0.19 hectares).

Our client will retain the hatched and blue areas on the plan above.

## PLANNING INFORMATION

Planning permission has been granted for the development of 2no. residential dwellings including associated access, car parking, landscaping and ancillary works. Further information can be found at Northumberland County Council's Planning Portal, using reference; 21/01868/FUL.

## TENURE

The sites are sold freehold with vacant possession.

## TERMS

We are instructed to seek offers in the region of £300,000 (Three Hundred Thousand Pounds) for our clients freehold interest in the site.

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.



1 mile from A1(M)  
3.5 miles from A1(M)  
3.5 miles from A1(M)  
3.5 miles from  
Alnmouth Train  
Station



Swansfield Primary  
School (Ofsted: Good)  
James Calvert Spence  
College (Ofsted: Good)



3.5 miles from  
Alnwick town centre  
3.5 miles from  
Alnmouth



## 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](mailto:callum.armstrong@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.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.