

Residential Conversion Opportunity For Sale

West Hartford Cottages, Cramlington

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Residential conversion opportunity
- Site Area: 2.57 Hectare (6.34 Acres)
- Planning permission and listed building consent for the conversion to 11no dwellings
- Planning reference: B/09/S/00322/LBC
- Additional four stone cottages adjacent for further development/refurbishment subject to planning.

Offers Invited

FOR SALE – Residential Conversion Opportunity

West Hartford Farm Cottages, Cramlington

OPPORTUNITY

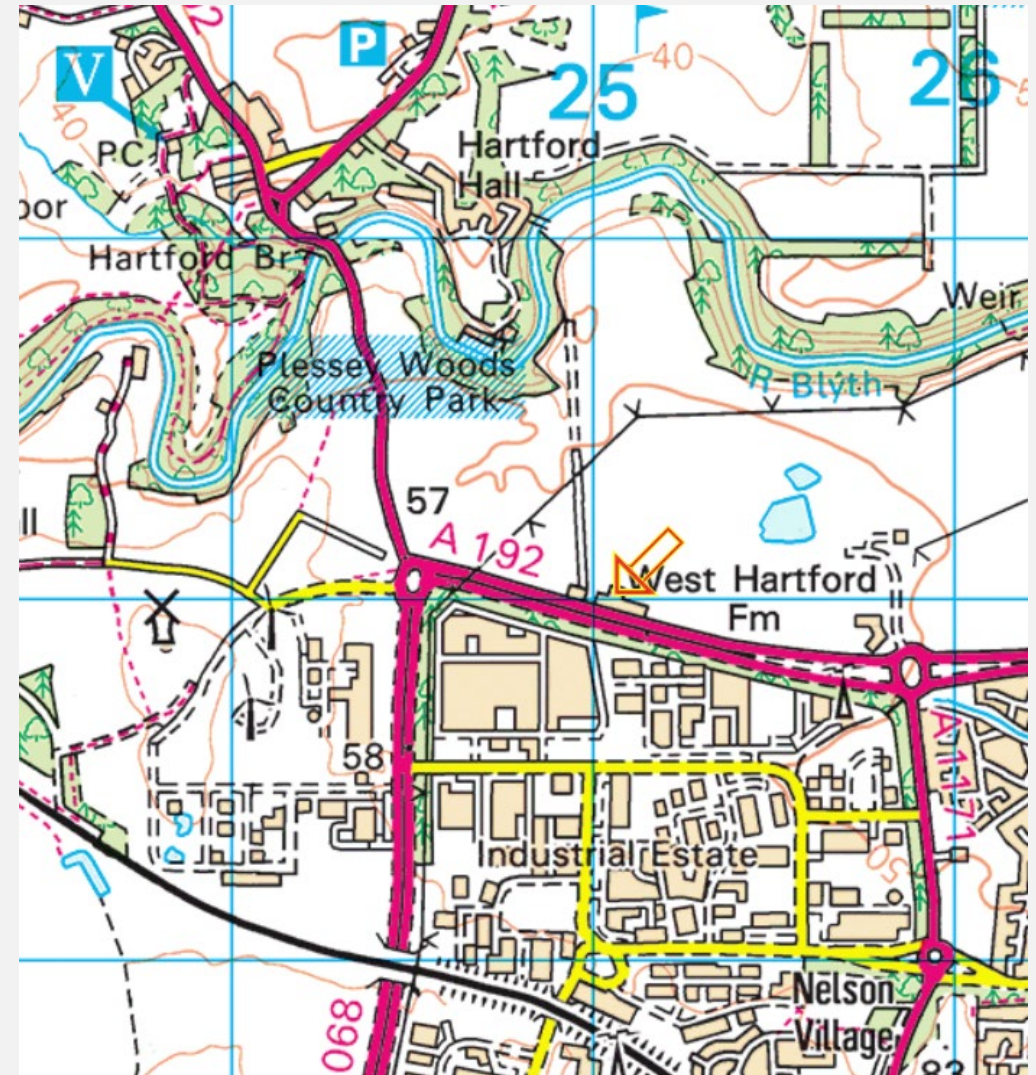
On behalf of Persimmon Homes and Bellway Homes, Bradley Hall are delighted to be appointed to market this residential development opportunity in Cramlington, Northumberland with listed building consent (lapsed) for the conversion to 11no residential dwellings. To the south east of the site hosts an additional four stone cottages that are available for renovation or development and are for sale separately. More information can be provided on request.

LOCATION

The subject site is located in the West Hartford area of Cramlington, Northumberland. The site is situated 2 miles north west of Cramlington town centre and Manor Walks Shopping Centre, 5.5 miles west of Blyth, 3 miles south of Bedlington and 5.8 miles south east of Morpeth.

The site is accessible by road and public transport links and is accessed by the A192 which is a main road in Northumberland that provides direct access to North Shields via the A189 and the A1(M) via Morpeth. Cramlington train station, which is on the mainline route between London and Edinburgh via Newcastle upon Tyne city centre, is just 2 miles away.

The site is situated in a rural location but within close proximity to Nelson Industrial Estate and Admiral Business Park as well as local attractions including Plessey Woods Country Park, Humford Woods Stepping Stones and Northumberlandia.



Local Schools:
Cramlington Hillcrest School (Ofsted: Good)
Cramlington Northburn Primary School (Ofsted: Good)



Situated on A192
A189: 1.9 miles
A19: 3.4 miles
A1(M): 3.4 miles



Cramlington Train Station: 2 miles

DESCRIPTION

The subject site currently comprises redundant farm buildings, associated farm yard and a large area of open grassland to the north of the site. The proposed conversion is to provide a range of 11 dwellings and two garage blocks ranging from single storey to two storey dwellings.

PLANNING PERMISSION

The site has Listed Building Consent (lapsed) for the conversion of existing farm buildings to 11no dwellings with 2no new garage blocks and associated external works. Further information can be found at Northumberland County Council Planning Portal using reference: B/09/5/00322/LBC.

Schedule of accommodation

Unit 1	3 bedrooms	1 ½ storey	1,205ft ²
Unit 2	3 bedrooms	1 ½ storey	1,205ft ²
Unit 3	2 bedrooms	1 storey	873ft ²
Unit 4	3 bedrooms	1 storey	1,038ft ²
Unit 5	4 bedrooms	2 storey	1,341ft ²
Unit 6	4 bedrooms	2 storey	1,343ft ²
Unit 7	4 bedrooms	2 storey	1,395ft ²
Unit 8	5 bedrooms	2 storey	1,851ft ²
Unit 9	4 bedrooms	2 storey	1,343ft ²
Unit 10	3 bedrooms	1 storey	1,156ft ²
Unit 11	2 bedrooms	1 storey	982ft ²

The site may suit an alternative development and our in house Planning and Development team would be more than happy to assist.

There is an additional opportunity to develop/renovate the four stone cottages, shown in the south east of the boundary. These cottages may be available separately with further information available on request.

TERMS

We are instructed to invite offers for the site. 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 residential scheme

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

A closing date may be set subject to interest levels. The client is not obliged to accept the highest or indeed any offer.

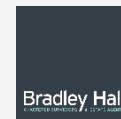
Each party is to bear their own legal costs involved in the transaction.

VIEWING & FURTHER INFORMATION

For all enquiries and viewing arrangements please contact Bradley Hall.

Tel: 01642 265 300

Email: callum.armstrong@bradleyhall.co.uk



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