



Allotment at Park Avenue

Hexham, NE46 3EJ

Guide Price £38,000

An exciting opportunity to purchase a large allotment extending to 0.21 acres (0.09 Ha) in the popular market town of Hexham. The property is located off Park Avenue to the west of the town and has roadside access via Eilansgate Road. The allotment is divided into two areas with a vegetable patch and general storage area to the west, and an orchard populated with fruit trees to the east side.

- Allotment/Garden
- 0.21 acres (0.09 Ha)
- Vegetable Patch
- Orchard with Fruit Trees
- Roadside Access
- Central Location
- Popular Market Town
- Amenity Use

Tel: 01434 609000

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LOCATION

The property is located off Park Avenue in the popular market town of Hexham, Northumberland.

What3Words: agreeing.attracts.numeral

DIRECTIONS

Entering Hexham from the A69 (west) on the B6531, take the first left (after the COOP) onto Eilansgate Road. Continue along the road for approx. 130m and turn left onto Park Avenue. Once on Park Avenue, the allotment is on the right hand side as outlined on the plan.

DESCRIPTION

The allotment extends to approx. 0.21 acres (0.09 Ha) and is currently used for growing vegetables, general storage and as an orchard. The plot is currently spilt into two areas divided by a right of way (shaded green) for other allotment holders to use. The property offers scope for alternative recreational uses, subject to the necessary consents. Access is taken from the public highway (Eilansgate) onto Park Avenue.

RIGHTS OF WAY

The property is crossed by a private rights of way which passes through the centre of the property.

EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light, and other easements, quasi or reputed easements and rights of adjoining owners (if any) effecting the same and all matters registerable by any competent authority pursuant to statute.

RESTRICTIVE COVENANTS

The property is sold subject to an existing restrictive covenant that the property must be used and maintained as a garden and no buildings, other than a garage, shelter or summerhouse can be built on the property. No buildings are to be erected within 15 foot of Park Avenue.

AREAS

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

TENURE

The land is available freehold with vacant possession on completion.

VIEWINGS

Viewing is strictly by appointment; arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

LOCAL AUTHORITY

Northumberland County Council 0345 600 6400

CONTACT

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NOTES

Particulars Prepared – November 2022



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