



Walled Garden at Ovingham

Ovingham, Prudhoe, Northumberland, NE42 6BL

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Prudhoe
Northumberland
NE42 6BL

Guide Price: £60,000

A rare investment opportunity to purchase a walled garden located between Wellburn House Residential Care Home and Whittle Burn sitting to the north of the River Tyne within the village of Ovingham. The area extends to 0.248 ha (0.612 acres) or thereabouts.

- For sale by Private Treaty
- Potential amenity space and building plot.
- Sold with vacant possession.
- Excellent range of facilities and amenities close to hand.

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LOCATION

Ovingham is a village located in the Tyne Valley in South Northumberland. The village has a number of amenities and facilities including two schools with further local facilities available in Prudhoe which lies to the south of the River Tyne. The village is well placed for access into Hexham and Newcastle upon Tyne. The village is served by Prudhoe Railway Station on the Tyne Valley line.

DESCRIPTION

The property offers a rare opportunity to purchase an existing walled garden within walking distance of Ovingham village and Prudhoe. The property will be attractive for a number of uses, however any opportunity to purchase the property for building purposes will be investigated by the intending purchaser. The property extends to approximately 0.248 hectares (0.612 acres).

ACCESS

Access is available to the site from the public highway through an existing field gate.

The purchaser will be granted a right of way for use at all times, with or without vehicles, in connection with the use of the land, subject to a contribution toward maintenance in according to user basis.

SERVICES

Interested parties are to make their own enquiries into services.

EASEMENTS & WAYLEAVES

The property 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) affecting the same and all matters registerable by any competent authority pursuant to statute.

PUBLIC RIGHTS OF WAY

There are no public rights of way over the land.

TENURE

The property is available freehold with vacant possession on completion.

OTHER DESIGNATIONS CONSERVATION AREA

The property lies within the designated Ovingham Conservation Area.

FLOOD RISK

The property lies within a high risk area from the adjoining Whittle Burn and River Tyne. Intending purchasers should make their own enquiries to mitigate potential future risk within the property.

PLANNING

Whilst the property does not have any formal planning status in respect of alternate use, the site may be considered suitable for a number of uses, subject to planning policy. Interested parties should make their own enquiries to Northumberland County Council planning department .

OVERAGE CLAUSE

The property is sold subject to a clawback clause in favour of the vendors (and their successors in title) entitling them to a further payment on the grant of planning permission for anything other than the current use, equivalent to 30% of uplift in value for a period of 25 years.

ACREAGES

The acreages have been assessed in accordance with Ordnance Survey. Interested parties should satisfy themselves in his regard.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport or driver's licence together with a recent utility bill as proof of residence.

ACCEPTANCE

The vendor reserves the right not to accept any nor the highest offer.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 622 100.

LOCAL AUTHORITY

Northumberland County Council
Tel: 0345 600 6400

Location plan



MAPS NOT TO SCALE – FOR IDENTIFICATION PURPOSES

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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