



## Land at Sinderhope

Hexham, Northumberland, NE47 9SE

youngsRPS 

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**Guide Price: £70,000**

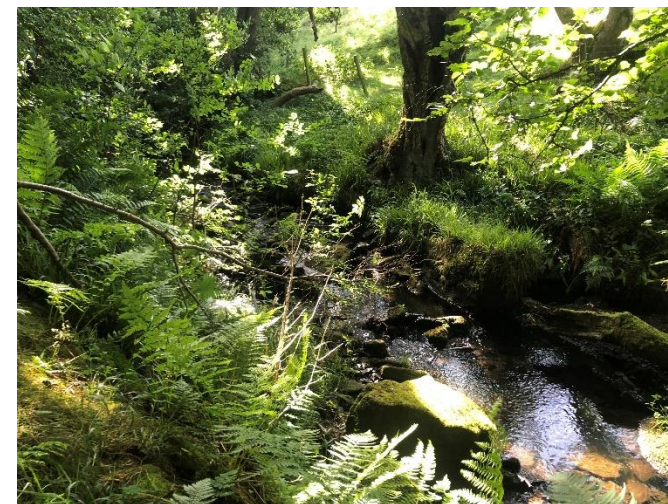
The land at Sinderhope provides an excellent opportunity to acquire an accessible, well located, and diverse block of land. The land extends to circa 2.27 hectares (5.62 acres) and benefits from grazing land, amenity woodland and a stretch of the Sinderhope Burn. In addition there is excellent access and an area of hardstanding.

- Picturesque Amenity Woodland
- Extending in all to approximately 2.27 hectares (5.62 acres)
- Grazing Land
- Readily Accessible
- Diversification Opportunities

**For sale by private treaty**

**youngsRPS** 

Hexham 01434 609000



## DESCRIPTION

The sale of the land at Sinderhope provides a purchaser with an opportunity to acquire an accessible and diverse block of land. The property extends to approximately 2.27 hectares (5.62 acres) and comprises of a mixture of woodland, pastureland and small (double bank) stretch of the Sinderhope Burn. The land benefits from excellent roadside access, water via a natural supply and sizeable area of hardstanding which is directly accessible from the public highway.

The land offers the opportunity of a variety of uses and is currently utilised as such. The current owner utilises the land as a small holding with ponies grazing the pastureland with beehives also in situ. Whilst the woodland area is utilised for its amenity benefits, likewise, so is the burn which meanders gently through the land and provides an ideal place to escape the wider world; for those more adventurous there is enough water to bathe and relax in it. There is a dramatic waterfall on the land which provides an ideal backdrop to the serene calm created by the burn.

The existence of the hardstanding provides an ideal site to store materials and feedstocks to service any small holding, whilst it also provides the basis for potentially something more permanent be it a shed and/or stables or perhaps the possibility of siting a dwelling. It should be noted that the property has it's own address and is registered with the Royal

Mail. All these permanent features would require planning permission, and any potential purchasers are encouraged to make their own enquiries in this regard.

Likewise, the siting of the land, in an Area of Outstanding Natural Beauty and on a well-travelled tourist route, with easy access to Allendale, suggests that diversification into the sphere of Tourism and Leisure could be a possibility, again such a change of use (on a permanent basis) would require planning permission and separate advice should be taken on this.

The availability of well-located, accessible, and diverse plots of land are scarce. The opportunities presented by this sale in terms of diversification and/or any change of use are evident, however equally a purchaser may well simply want to continue the land's existing uses in that it provides the ideal basis for a smallholding, with grazing, environmental and amenity uses all working hand in hand

## LOCATION

The land is located approximately 2.8 miles south of Allendale and is directly accessible from the B6295. The popular market town of Hexham lies approximately 13 miles to the North East.

## GENERAL REMARKS & STIPULATIONS

### Method of Sale

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded. Please direct expressions of interest to Harry Morshead MRICS.

### SPORTING RIGHTS

Included in the sale in so far as they are owned.

### MINERAL RIGHTS

Included in so far as they are owned.

### EASEMENTS AND WAYLEAVES

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

### COSTS

Each party to bear their own costs.

### AREAS

The areas have been assessed in accordance with Ordnance Survey data, with the areas detailed been that as evidenced



by the Rural Payments Agency. Note, however, that interested parties should satisfy themselves in this regard as appropriate.

### ANTI-MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

### LOCAL AUTHORITY

Northumberland County Council.

### VIEWINGS

Strictly by Appointment with the Agents - Tel: 01434 609000.

Note - the bankside to the burn is steep in places and viewers should be aware of this and take particular care, the agents nor the vendors accept no responsibility for any accidents whilst viewing the property

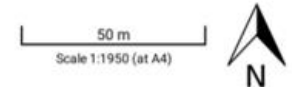
### CONTACTS

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For Identification Purposes Only



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