



Land and Building at Kirkley
Ponteland, Northumberland, NE20 0BQ



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An ideal opportunity for a purchaser to acquire an ideal smallholding property. Totalling approximately 8.97 acres including a secure building, agricultural land and a useful area of hard standing, all of which are set within an accessible location.

- Secure Building
- Approximately 3.63 hectares (8.97 ac) of Land
- Accessible and Convenient Location
- Ideal Small Holding
- Rare Opportunity
- Restrictive Covenant – (Agricultural/Horticultural Use Only)

GUIDE PRICE: £195,000

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.





Location

The property is located between the town of Ponteland and the village of Ogle, lying approximately 2.5 miles between the two and is directly accessible from the adopted highway (U9071). The property's situation is ideal in its rural nature ensuring the desired space, peace and tranquility are all immediately available whilst its close proximity to the region's major towns and cities allows the property to be easily serviced from afar.

Description

The sale of the land and building at Kirkley presents an ideal and rare opportunity to the market, in that well located and convenient parcels of land rarely come on the market and even more so when the desired building is already erected.

The total property area comprises 8.97 acres of which there is a small area of hard standing with the majority being permanent pasture. The land is split into three distinct parcels which in their individual nature allow for ease of management and rotational grazing. Furthermore, the land benefits from stock proof boundaries and a mains water connection.

The building is wooden in nature and under a corrugated bitumen roof, sited on a concrete pad. There are four general purpose store rooms and a break room allowing enjoyment of the tranquil site.

Access

The property is accessible over a third party owned track directly adjacent to the public highway shown as 'A' on the enclosed sale plan.

Directions

The property lies approximately 2.5 miles north of the town of Ponteland. Travelling by car from Ponteland, exit the town on North Road and turn right onto Berwick Hill Road. Follow this road for approximately 1.5 miles, turning left when entering the village of Berwick Hill, as signposted for Kirkley Hall. The property is then approximately 1 mile further, on the right. Alternatively, the What3Words for the property access is: [///list.befitting.cakewalk](https://www.what3words.com/#!/en/3q4c-4q4c-4q4c)

GENERAL REMARKS & STIPULATIONS

Restrictive Covenant

There is a restrictive covenant on the property limiting its use to agricultural/horticultural purposes. The vendor's position is that the land has not been in breach of the covenant. Interested parties should satisfy themselves relating to the restrictive covenant and seek their own legal advice as appropriate.

Method of Sale

The property is to be offered for sale as a whole by Private Treaty.

Designations

The property is located within the Northumberland Green Belt.

Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

Sporting Rights and Mineral Rights

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

Tenure

Freehold with Vacant Possession on Completion.

Services

The land benefits from a mains water connection by the entrance. There is also a rainwater harvesting collection system from the stables.

Wayleaves/Easements

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

Anti Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

Local Authority

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980 or harry.morshead@youngsrps.com / will.jeffels@youngsrps.com

Particulars prepared and Photographs taken: October 2024





Sale Plan





www.youngsrps.com
Hexham Mart 01434 609000

