



Land at Weywood

Wall, Northumberland, NE46 4TE

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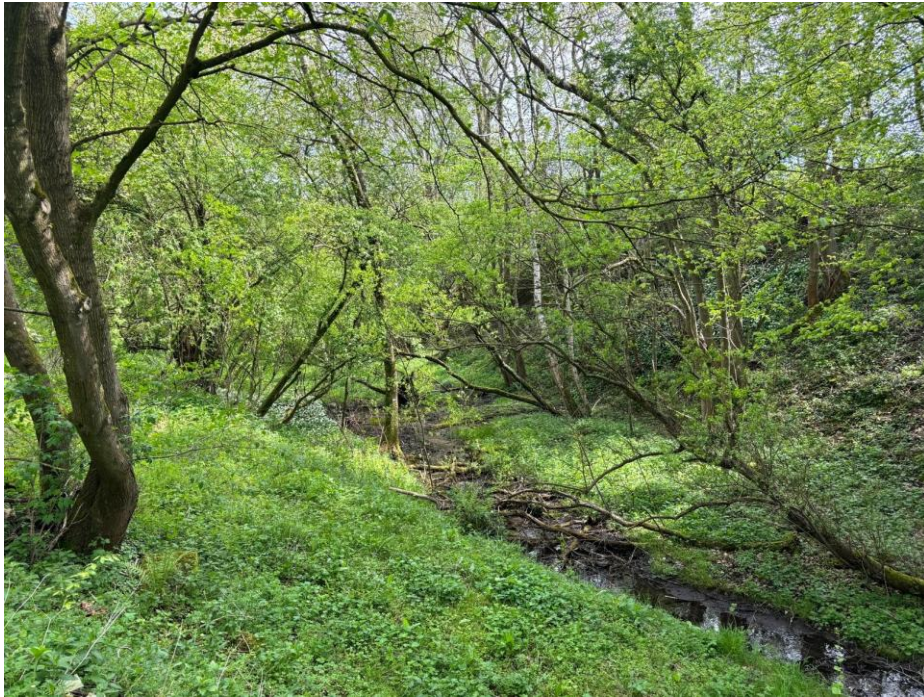
The sale of land at Weywood presents an ideal opportunity to acquire an accessible block of land in a tranquil and popular area of Northumberland. Extending to approximately 1.04 hectares (2.57 acres), the land comprises a mixture of woodland, pastureland and a small stretch of the burn.

- Productive Land
- Agricultural/Amenity Use
- Roadside Access
- Central Tyne Valley Location
- As a whole approx. 1.04 ha (2.57 ac)

GUIDE PRICE: £40,000

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 land at Weywood is located in Northumberland's Tyne Valley and lies approximately 0.6 miles to the north of the B6318 (the Military Road). The village of Wall lies 1.5 miles to the south of the Land, with Barrasford 2.3 miles to the North. The land is directly accessible from the A6079.

what3words: ///different.leaky.relocated

DESCRIPTION

The sale of the land at Weywood provides a purchaser with an opportunity to acquire an accessible and diverse block of land in a tranquil area of Northumberland. The property extends to approximately 1.04 hectares (2.57 acres) and comprises of a mixture of woodland, pastureland and a small stretch of a burn. The land benefits from excellent roadside access and water via a natural supply.

The land offers the opportunity of a variety of uses. The pastureland offers a useful space for grazing or alternative amenity uses. The land is very productive and has historically been sown to arable crops.

Likewise, the siting of the land, on a well-travelled tourist route, suggests that potential small-scale 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.

ENVIRONMENTAL SCHEMES

There are no environmental stewardship agreements in place or any other subsidy schemes on the land.

SERVICES

The land is served by a natural water supply.

TENURE

The land is owned freehold and available with vacant possession.

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 and a recent utility bill as proof of residence.

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 AND MINERAL RIGHTS

The Sporting rights are included in the sale in so far as they are owned. The Mineral rights are owned by a third party.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

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

METHOD OF SALE

The Property is offered for sale initially by Private Treaty and as a whole. The vendor reserves the right to conclude the sale as they wish. Alternative Lotting maybe considered, and any enquires into such should be directed to the selling agent as soon as possible.

In any event all interested parties should register their interest with the selling agent to be kept informed as to how the sale may be concluded.

LOCAL AUTHORITY

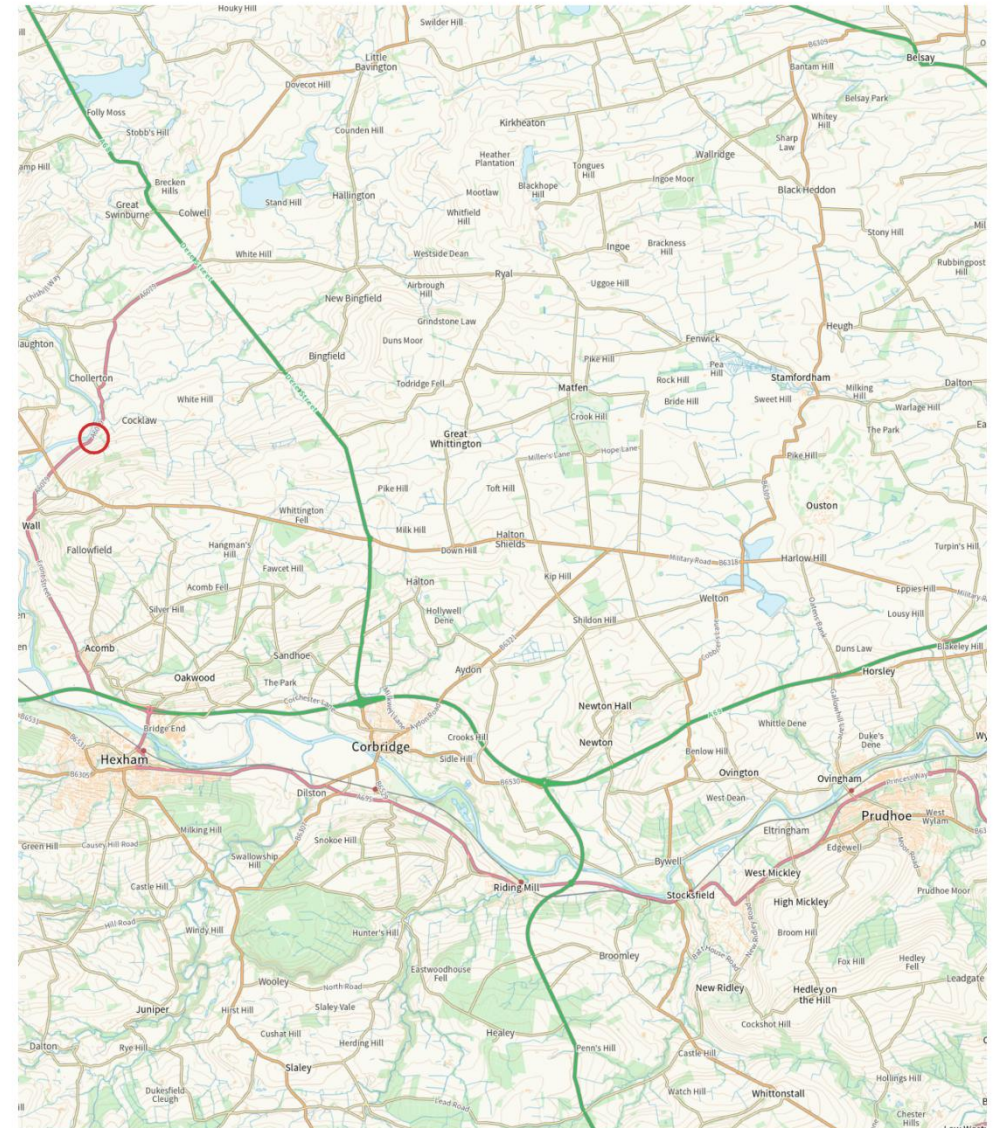
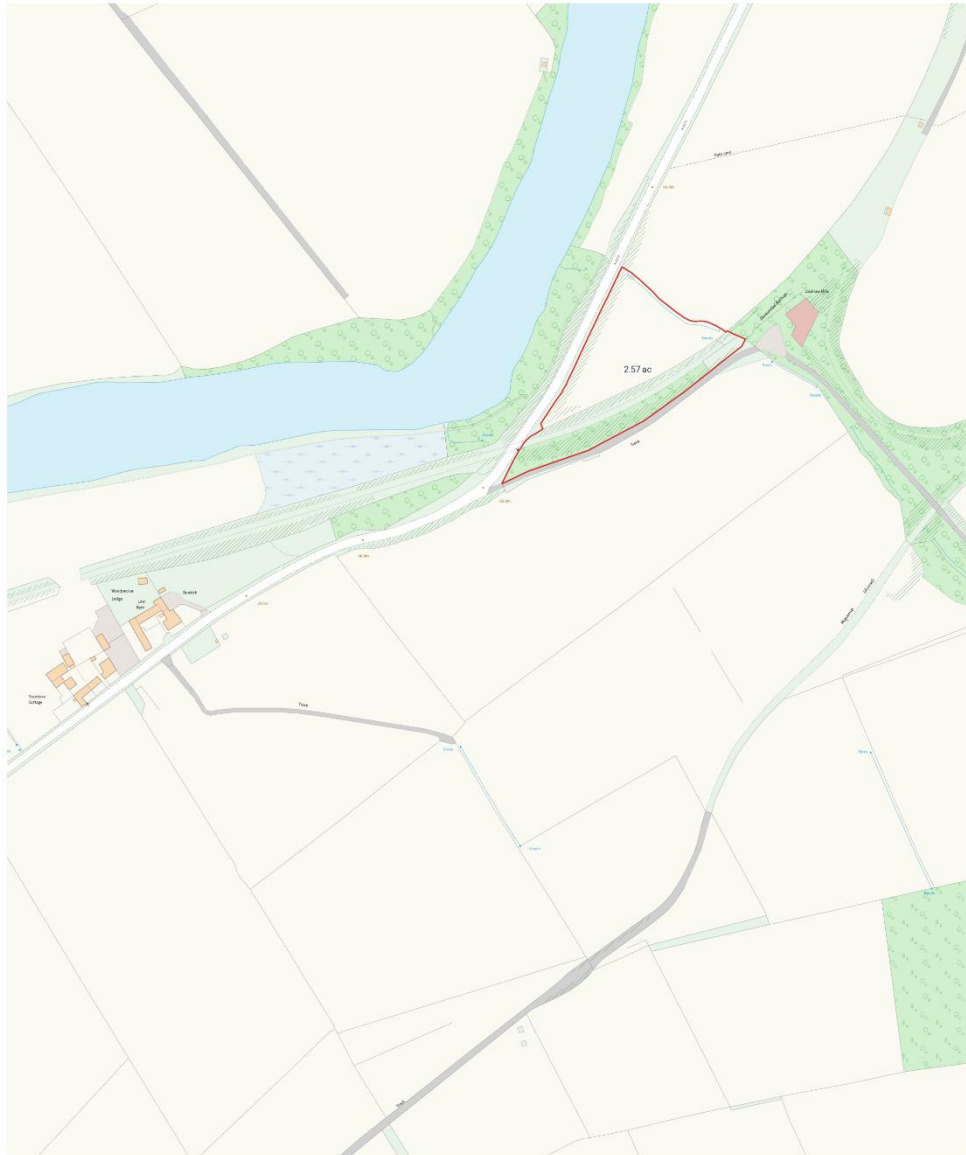
Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

VIEWINGS

Viewings are by appointment only. Arrangements can be made by contacting selling agent being Will Jeffels on 01434 608980 or via email to: will.jeffels@youngsrps.com

Particulars Prepared: May 2025





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