



Land and Buildings near Bowes Lake
Birtley, Gateshead, DH3 1RB

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An ideal opportunity for a purchaser to acquire three plots of land, with existing brick buildings. Totalling approximately 1.29 acres the three plots include a range of secure buildings, amenity grassland and a useful area of hard standing, all of which are set within an accessible location.

- Brick Built Stables and Workshop
- Extending to Approximately 0.52 hectares (1.29 ac)
- Accessible and Convenient Location
- Development Potential
- Rare Opportunity



Offers Over: £100,000

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 approximately 3.5 miles north west of the town of Washington, and approximately 2.5 miles north east of Birtley. The property is adjacent to Bowes Lake and is accessed via the adopted highway known as 'North Side' (street number: 14981800). The property's situation is ideal in its urban fringe 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 buildings near Bowes Lake presents an ideal and rare opportunity to the market, in that well located and convenient parcels of land rarely come on the market with buildings in place.

The total property area comprises 1.29 acres of which there is a small area of hard standing with a range of brick built workshops/stables. The land is split into two further distinct parcels providing an opportunity for development (subject to necessary consents) whilst retaining an easily manageable block of land.

The buildings are constructed of brick under box profile steel roofing sheets, sited on a concrete pad. There are five 'stable style' buildings and a further large, detached workshop providing storage over two floors.

ACCESS

The property is accessible via an unadopted track, adjoining the street known as 'North Side' which runs past the Bowes Incline Hotel and in turn connects to 'Sheddons Hill Road'. The access track is shown shaded brown on the enclosed sale plan.

DIRECTIONS

The property lies approximately 2.5 miles north east of Birtley. Travelling by car from the A1 (heading south), exit at junction 65, signposted A1231, and take the first left on the 'Foxpond Roundabout' onto 'Rockcliffe Way'. Continue on this road for approximately 0.5 miles before taking a left signposted 'Bowes Incline Hotel'. Follow this road for circa 0.5 miles before reaching the property.

Alternatively, the What3Words for the property access is: [///libraries.entertainer.career](https://www.what3words.com/?q=///libraries.entertainer.career)

GENERAL REMARKS & STIPULATIONS

Method of Sale

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

Designations

The property is located within the Tyne and Wear 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

There are no mains connections to the property. It is understood there is nearby water and electric connections should any purchaser wish to install these. Interested parties should though satisfy themselves in this regard.

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

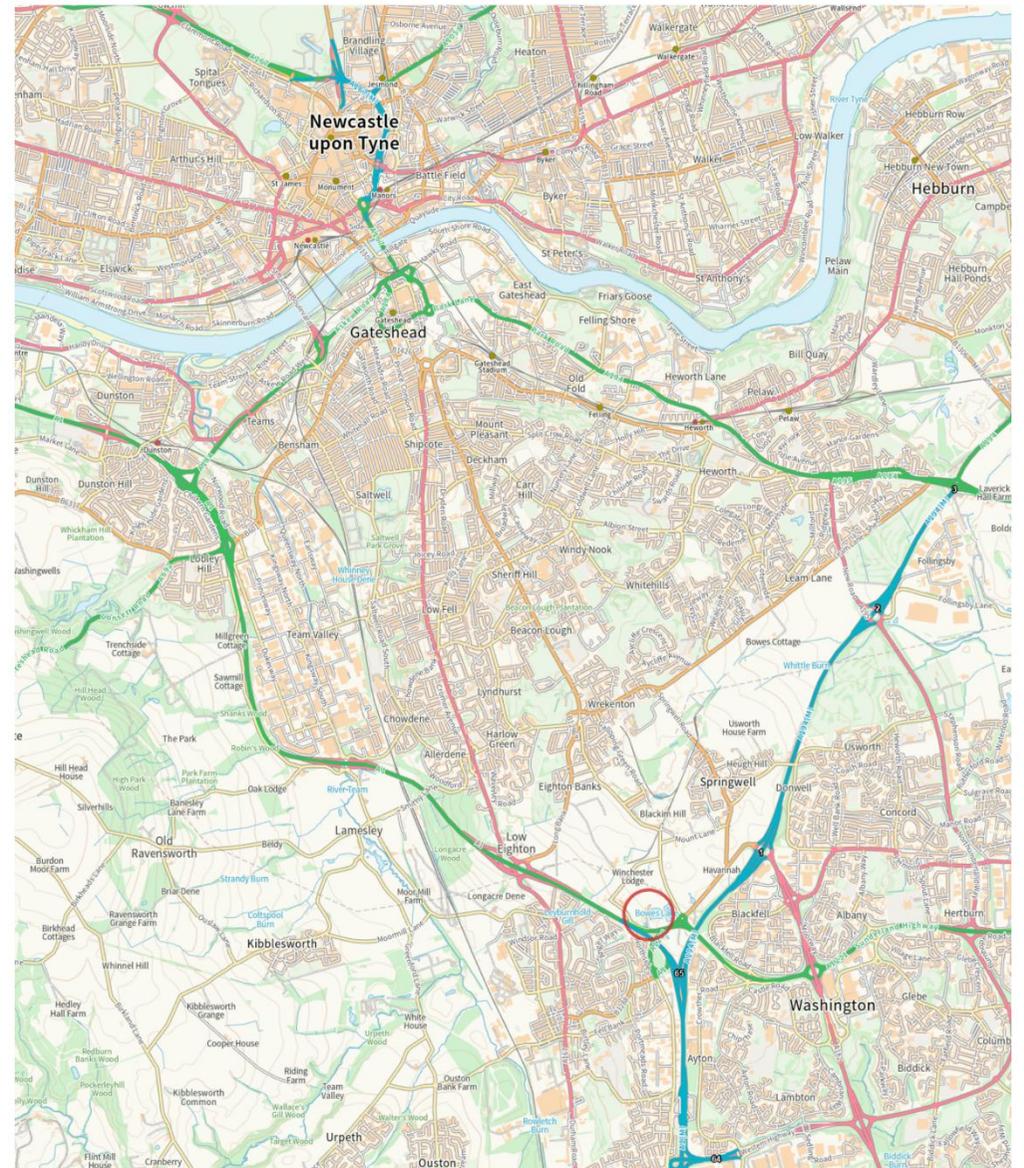
Gateshead County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Viewings

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

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