

FOR SALE



Sanderson
Weatherall

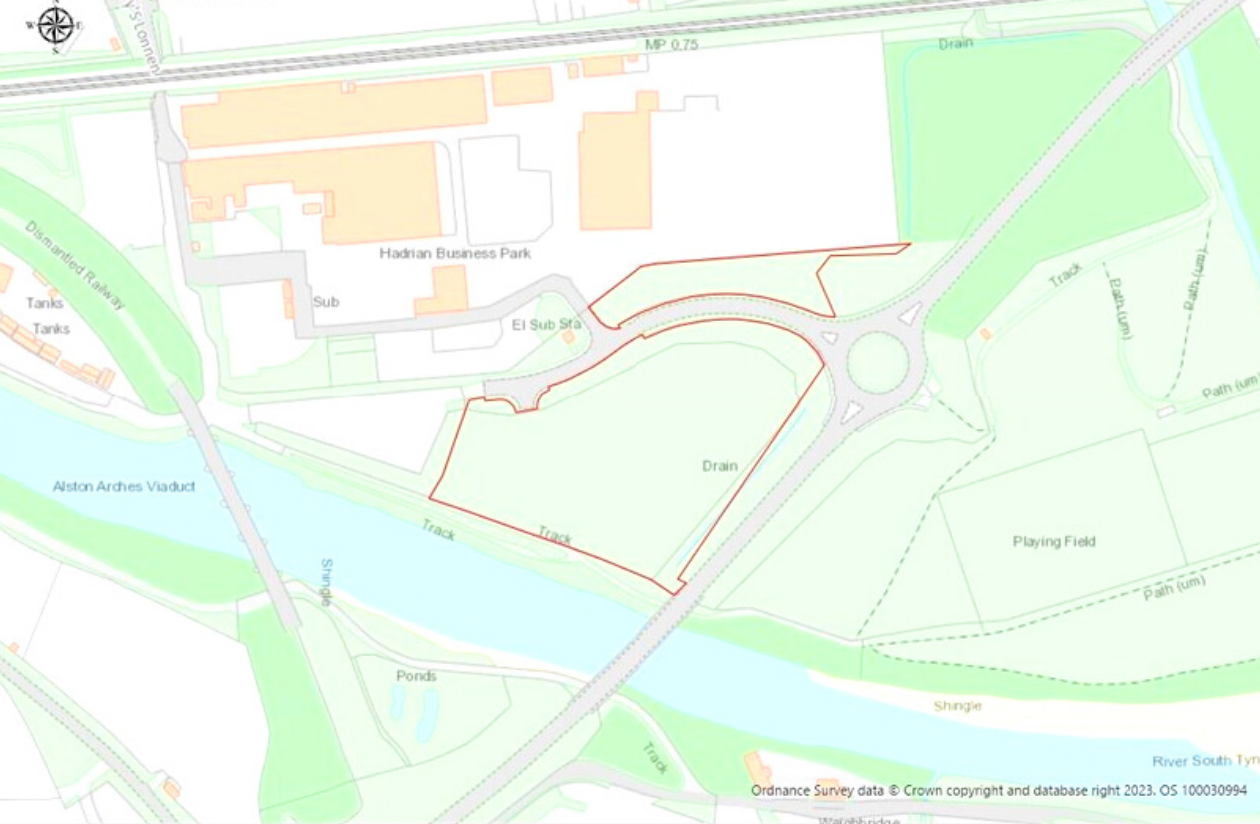
Best & Final Bids Deadline - 4pm Thursday 18 April 2024

INDUSTRIAL/RETAIL DEVELOPMENT OPPORTUNITY

Land at Hadrian Enterprise Park, Haltwhistle NE49 9DP

Indicative Plan





Key Points

- **Industrial/Retail Development Opportunity**
- **Prominent Location**
- **Immediately Adjacent to the A69**
- **5.72 acres (2.31 ha)**
- **Suitable for a variety of commercial uses, subject to planning**

Location

The subject site is situated on the outskirts of the town of Haltwhistle in west Northumberland. Haltwhistle lies adjacent to the A69 which is the major arterial route connecting Newcastle upon Tyne in the east and Carlisle in the West. The town also benefits from being situated on cross country railway line and has its own railway station. Haltwhistle is located approximately 36 miles west of Newcastle and 25 miles east of Carlisle. Haltwhistle is widely regarded as the centre of Britain and is adjacent to the world heritage site Hadrian's Wall.

Description

The sites are cleared and grass covered, suitable for redevelopment. The larger site fronts directly on to the river South Tyne and benefits from direct road access. The smaller site is narrow in nature but is also cleared, grass covered and suitable for redevelopment.

Planning

We believe the site would be suitable for a range of different commercial uses, subject to the grant of the relevant planning permission. There is a complete prohibition with regards to residential uses.

Interested parties are advised to make enquiries with the Local Planning Authority in relation to their proposed use.





The Site

The site extends to a combined 5.72 acres (2.31 hectares).

Asking Price

Offers are invited for the benefit of our client's long leasehold interest expiring 20 August 2134, subject to contract.

Best and Final Bids offers are to be received no later than 4pm on Thursday 18 April 2024 via email, for the attention of James Fletcher (james.fletcher@sw.co.uk)

The vendor reserves the right not to accept the highest or any offer received.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

We understand that all mains services are connected to the property, however, would recommend that any interested party carry out their own investigations regarding this matter.

Legal Costs and VAT

The purchaser is responsible for their own costs. The purchaser will be required to pay 2% of the purchase price by way of a contribution towards the vendors reasonable legal and surveyors fees on completion.

The vendor is not opting to charge VAT on the transaction.

Further Information

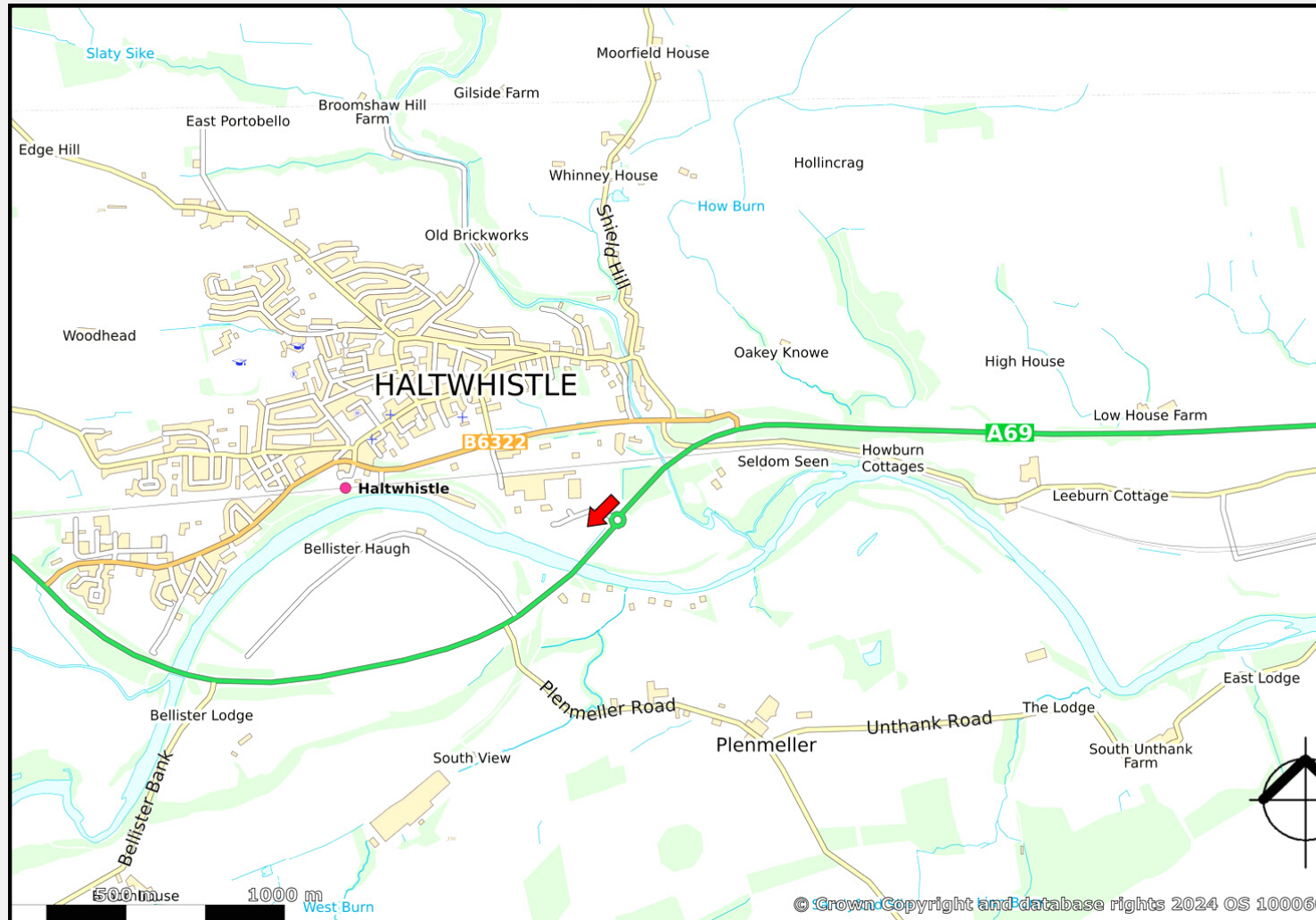
Strictly by prior appointment with the agents:

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

or

Kevin McGorie
07901 710 671
kevin.mcgorie@sw.co.uk

Sanderson Weatherall
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2024
232831

