

\*Indicative Purposes Only\*



# FOR SALE DEVELOPMENT OPPORTUNITY

LAND NORTH WEST OF FILLING STATION, STATION ROAD END, STANNINGTON, NE61 6DS



**SW**

Sanderson  
Weatherall

## Site

The site is designated Green Belt land but now benefits from a detailed planning consent and is therefore a perfect development opportunity. The site is bordered to the west by the A1 dual carriageway running north-south and directly to the east, by a short section of the old Great North Road, the former A1 which also provides access into the site itself shortly after the junction to Stannington Station.

We understand the site has a Gross External Area:

**0.83 hectares (2.06 acres)**

## Services

We are unaware of the exact location of any adjacent mains services and, therefore, any purchaser should satisfy themselves in regard to location and connectivity of any services required.

## Planning

The site has a fully consented scheme for a mixed use roadside destination incorporating a 238 sq m (2,562 sq ft) Farm Shop, 546 sq m (5,877 sq ft) Cafe, 27 EV charging points, 59 car parking spaces and 20 short stay lodges.

## Anti Money Laundering

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

## VAT

All figures quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.

## Location

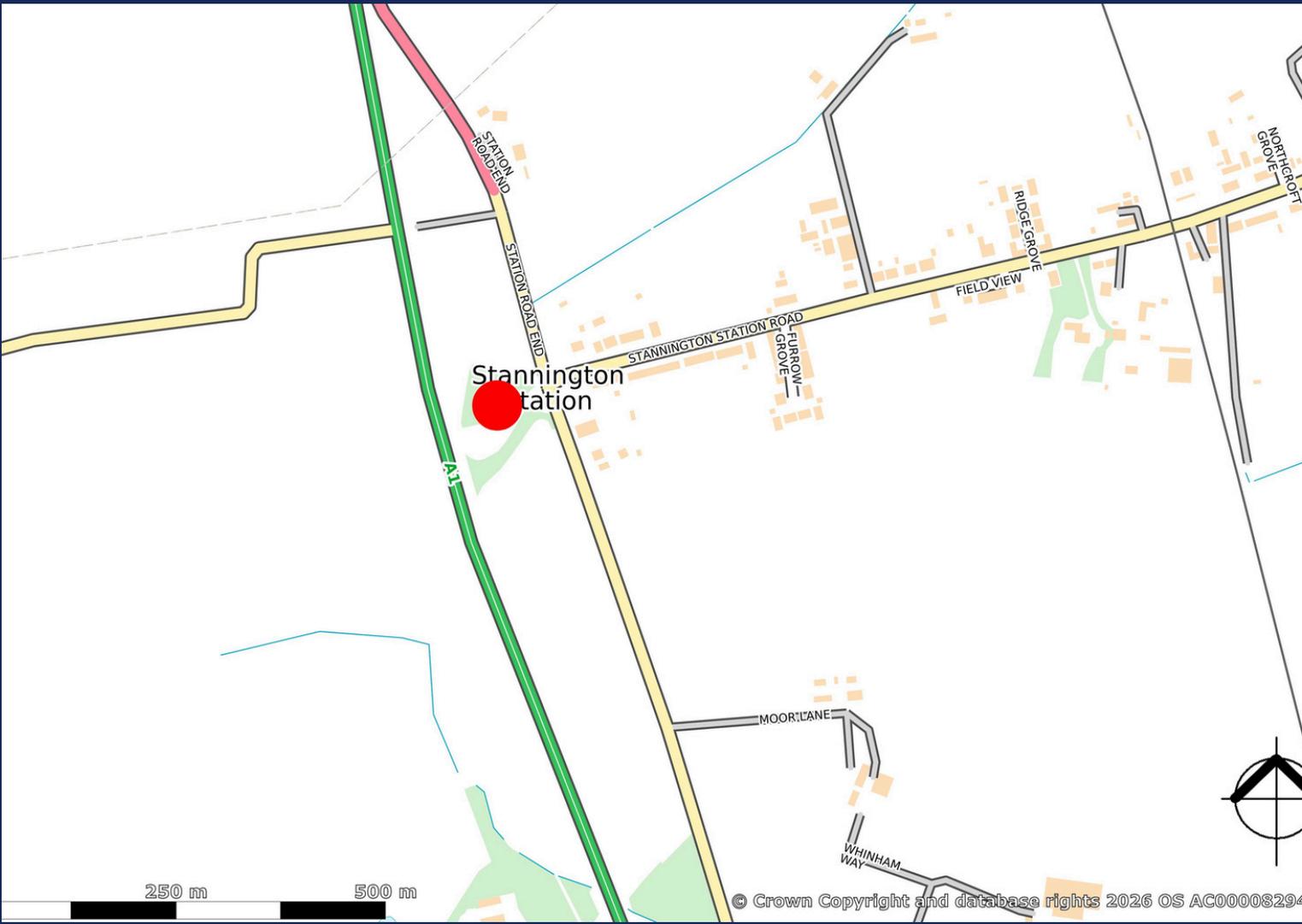
The land lies to the south side of Stannington Station Road within the village of Stannington Station, close to the popular village of Stannington and approximately 3 miles south of the market town of Morpeth. This popular linear settlement provides a good range of services including a garage, farm shop and gardening centre.

The area benefits from good transport links; access to the A1 via Stannington Station Road, regular bus services and is within close proximity to both Morpeth and Cramlington Railway Stations, as well as Newcastle International Airport which provides both national and international flights, making the area location ideal for commuters.

## Asking Price & Tenure

Offers are invited for the benefit of our client's Freehold interest.





# Contact

For further information or to arrange a viewing please contact the sole agents:

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