

An aerial photograph showing a golf course with green fairways and sand traps, surrounded by trees with autumn foliage. In the foreground, there is a paved parking lot with a few cars, a road, and a small building. The text 'FOR SALE' is overlaid in the top left corner.

FOR SALE

SW
Sanderson
Weatherall

Best & Final Bids Deadline - 12 Noon Friday 1 March 2024

POTENTIAL DEVELOPMENT OPPORTUNITY

Land at West Point, West Road, Hexham NE46 3RP



Key Points

- **Potential Development Opportunity**
- **Prominent Location**
- **Freehold Land**
- **Site Area: 0.48 hectares (1.19 acres)**

Location

The subject site is located in Hexham which is an attractive and prosperous town with a population of circa 11,000. Hexham is located on the A69 some 20 miles west of Newcastle upon Tyne and 35 miles east of Carlisle. The A69, which is one of the region's major road networks, provides direct access to Newcastle and the A1 to the east and the M6 to the west.

The site is situated in a prominent position on West Road located immediately adjacent to Hexham Golf Club and a short walk from Hexham town centre.

The Site

The site is rectangular in shape and relatively level throughout and was previously used as a car dealership with associated vehicle display court and car parking. Whilst the building has been demolished, areas of hardstanding remain.

The site approximately measures 0.48 hectares (1.19 acres).

Planning

We believe the site would be suitable for a range of different uses, subject to the grant of the relevant planning permission.

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



Asking Price

Offers are invited for the benefit of our clients freehold interest, subject to contract.

Best and Final Bids offers are to be received no later than 12 Noon on Friday 1 March 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

Each party to bear their own legal costs.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.

Further Information

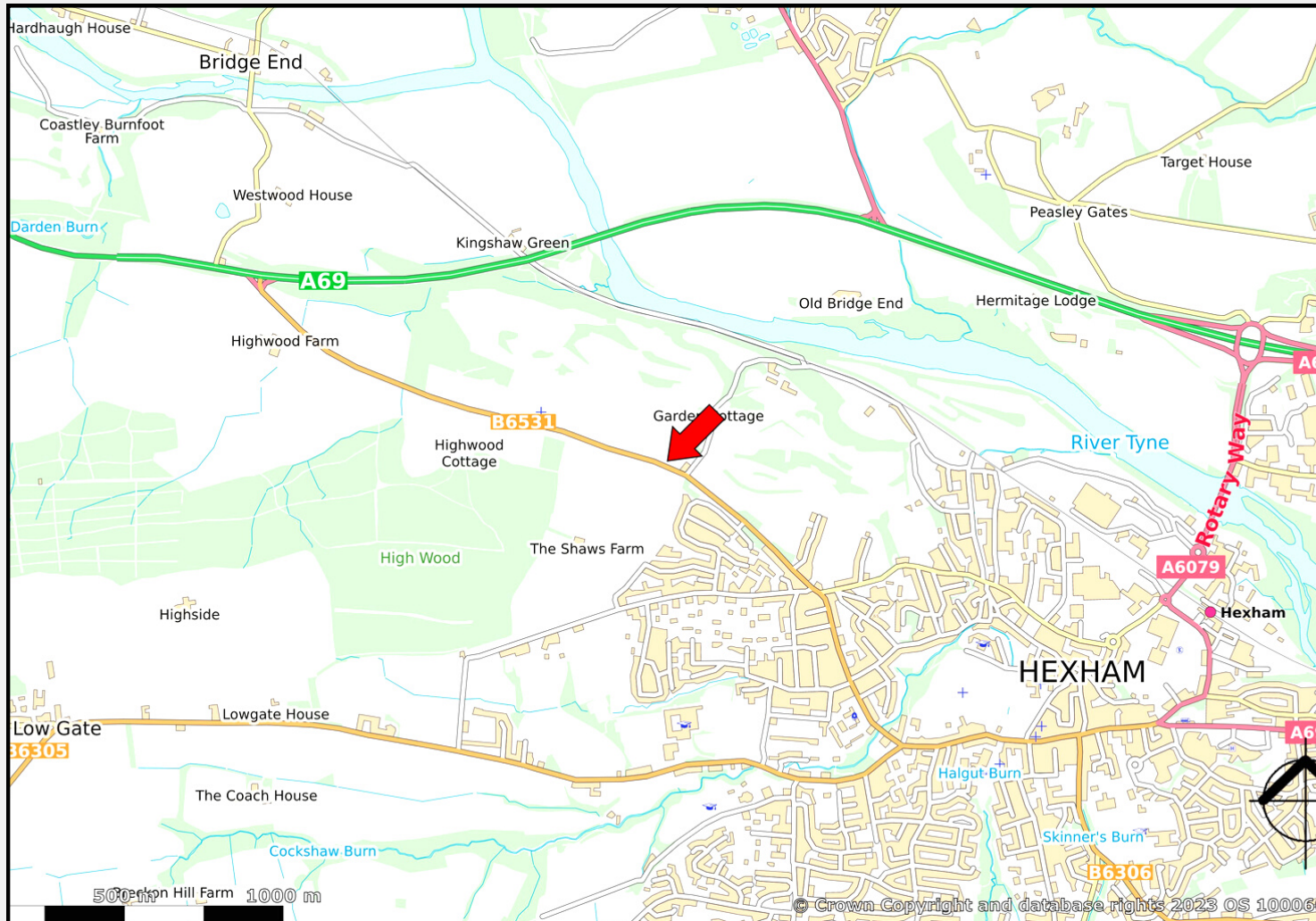
Strictly by prior appointment with the agents:

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

January 2024
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**Sanderson
Weatherall**