

Development Opportunity For Sale

Cumbrian Road, Cramlington, NE23 1RJ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Development opportunity for sale
- Total site area of 0.9 acres
- May be suitable for a variety of uses STPP
- Popular Cramlington location
- Close to Manor Walks Shopping Centre

Freehold Offers Invited

LOCATION

The development site is situated in the historical town of Cramlington, the site is located on the corner of roads B1326 and Northumbrian Road. The A189 is less than a mile from the site and provides easy access to both the north and south. There are several bus stops located nearby along with Cramlington's Train station being less than a mile away.

Aldi is situated next to the plot of land and Manor Walks Shopping and Leisure Centre is 0.5 miles to the west of the site, the remaining area is predominantly residential.

DESCRIPTION

The site comprises 0.9 acres (0.36 hectares) of development land.

The land may be suitable for a variety of uses subject to obtaining necessary planning permission.

TERMS

The site is available by way of Freehold and offers are invited.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

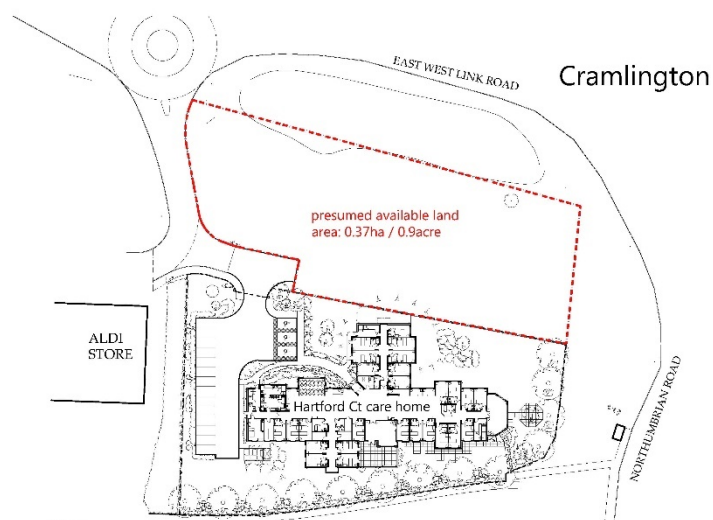
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact Tim Aisbitt at Bradley Hall.

Tel: 0191 232 8080

Email: tim.aisbitt@bradleyhall.co.uk



AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasebusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.2 miles away



0.9 miles from Cramlington Train Station



0.9 miles from A189
3.8 miles from A1(M)



8.6 miles from Newcastle International Airport