

LAND AT CORNHILL ON TWEED NORTHUMBERLAND

Edwin
Thompson



Approximately 6.57 acres of permanent pasture paddocks located on the south edge of Cornhill on Tweed.

Potential for the construction of a country house or smallholding suitable for equestrian, grazing and amenity purposes, subject to planning.

Offers over £110,000



Ref: BR5085

44/48 Hide Hill
Berwick upon Tweed
Northumberland
TD15 1AB

T: 01289 304432
F: 01289 302027
E: berwick@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



LOCATION

The property is located on the south east edge of the popular Northumberland village of Cornhill on Tweed. Coldstream is approximately 2 miles to the west whilst Berwick upon Tweed is 11.5 miles to the north east.

The property is located in a quiet yet accessible area close to local amenities, including a Post Office/café and hotel.

DIRECTIONS

From the A1 drive south west on the A698 for 11.5 miles to Cornhill on Tweed. At the mini roundabout turn left on the A697 and a gated access to the land is approximately 20m on the right.

From Coldstream head south east on the A698, drive through Cornhill village and take the second exit at the roundabout. Access to the land is approximately 20m on the right.

DESCRIPTION

The land extends to approximately 6.51 acres and was originally two separate fields divided by a burn. The western field has now been subdivided into horse paddocks although it can be grazed as one field by sheep. There is a gated access from the A697 and there is a right of access on the western field via the Tweed Meadows housing estate.

Water is via natural sources with no mains water troughs.

The field is suitable for equestrian, grazing or amenity purposes subject to the necessary consents and has the potential for the construction of a country house or smallholding, subject to planning.

PLANNING

Northumberland County Council have indicated that the construction of a single dwelling would be acceptable in principle. Further details are available from the Selling Agents.

The land is subject to uplift agreements and restrictive covenants with previous owners should planning permission for development be obtained. Further details can be viewed at the Selling Agents' offices.

BASIC PAYMENT SCHEME

It is our understanding that the land is not registered on the Rural Land Register and no BPS claims have been made. The field is not part of any environmental or stewardship scheme.

RIGHTS, EASEMENTS & OUTGOINGS

The land is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchaser will be held to have satisfied themselves on all such matters.

METHOD OF SALE

The land is offered for sale as whole with vacant possession with entry to be agreed between the Vendor and the Purchaser.

A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

OFFERS

Offers should be made in writing to the Selling Agents. The Seller is not obliged to accept the highest or indeed any offer.

VIEWING

Strictly by appointment with the Selling Agents.

SPORTING & MINERAL RIGHTS

Included insofar as they are owned.

STATUTORY DESIGNATIONS

There are no known landscape designations, scheduled monuments or other potentially prejudicial notifications affecting the land. It is not part of a Nitrate Vulnerable Zone.

GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point which you wish to clarify. We will be pleased to check this information for you particularly if you are contemplating travelling some distance to view the land. These particulars were prepared in May 2018.



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor 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 and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2018.

Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales
(no. 07428207)

Registered office: 28 St John's Street,
Kewick, Cumbria, CA12 5AF.