



# LAND AT SUNNISIDE

**SUNNISIDE, NEWCASTLE UPON TYNE, NE16 5LD**

Approximately 17.34 acres (7.02 hectares) of good quality grazing land split into 4 fields with the benefit of newly installed stock proof fencing. A caravan, lockable steel container and a ride-on mower are also included.

**For Sale by Private Treaty**  
**Offers in the region of £125,000**



### Location

The land is located in Sunnyside east of Street Gate Park.

### Directions

Travelling north or south on the A1 take the A692 exit and follow the road into Sunnyside. Take the left turn into Street Gate Park then take the first left hand turn over a small bridge. Passing stables on your left, the land is ahead of you through a gate.

### Description of the Property

The land extends to approximately 17.34 acres (7.02 hectares). It is a productive block of grassland and is held as four fields. A caravan, lockable steel container and ride-on mower are included in the sale.

### Access

Access to the land is available via Street Gate Park in Sunnyside. Access is via a right of way over a track shown in yellow on the plan.

### Services

The land does not have a water or electricity supply.

### Tenure

The land is offered freehold, with vacant possession, which would be granted on completion.

### Sporting & Mineral Rights

The sporting rights are included with the sale, in so far as they are owned. The mineral rights are reserved from sale as they are owned by a third party.

### Basic Payment Scheme (BPS) and Stewardship Schemes

BPS entitlements are not included within the sale but may be made available to a potential Buyer by separate negotiation if they are required. There are currently no Stewardship Schemes on the land.

### Burdens

The property is sold subject to all rights including rights

of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens.

### Restrictive Covenant and Overage

There is a restrictive covenant on the land that limits usage for agricultural purposes and in the event planning permission is obtained for development of the land prior to 2072, then overage is paid to the previous owner of the land. Enquiries should be addressed to the Sellers solicitor Gillian Moir at Swinburne Maddison Solicitors, Venture House, Aykley Heads Business Centre, Durham. DH1 5TS. Tel 0191 3842441.

### Viewing

The property may be inspected on foot and during daylight hours once in possession of these particulars having first registered your interest with H&H Land and Property. Please ensure all gates are closed.

### Method of Sale

The property is offered for sale as a whole, by Private Treaty. The Sellers reserve the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars. Please register your interest with H&H Land and Property to be kept informed of how we intend to conclude the sale.

### Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money





Laundering Regulations. The extent of the required documentation will be confirmed to the Buyer after acceptance of an offer.

### Health and Safety

Prospective Buyers are reminded that the property makes up part of a working holding and that they should be aware of livestock on the property. The Sellers and selling agents accept no responsibility for any loss as a result of an accident whilst on the property.

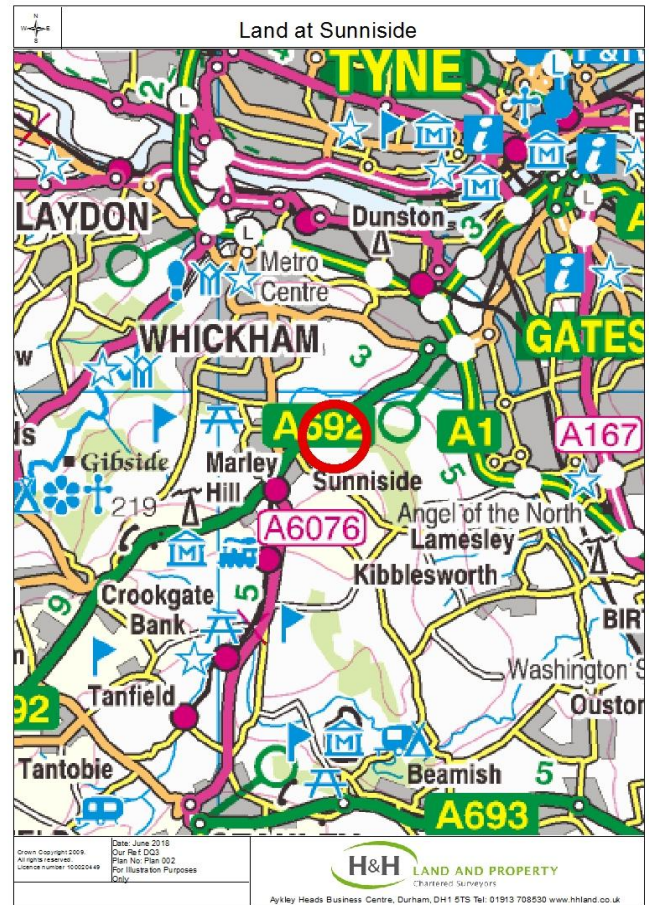
### Exchange of Contracts and Completion

It is expected that Exchange of Contracts will take place within four weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

### Selling Agent

For further details or a confidential discussion please contact the selling agent: **Helen Forbes**, H&H Land and Property, Blackmoor Court, Durham Moor, Durham. DH1 5ER. T: 0191 370 8530.

E: [helen.forbes@hhland.co.uk](mailto:helen.forbes@hhland.co.uk)



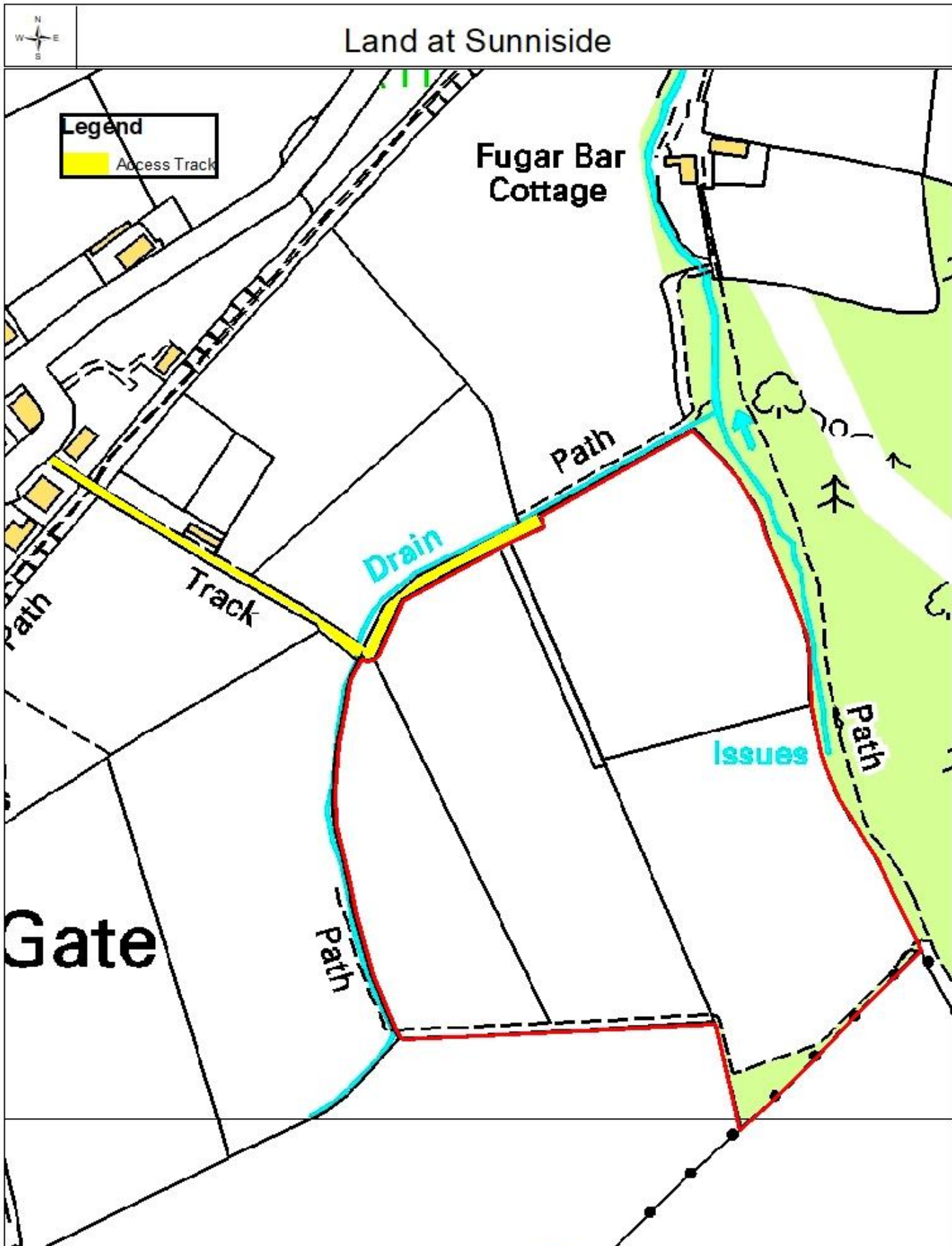
### IMPORTANT NOTICE

H&H LAND AND PROPERTY Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and 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; no employee of H&H LAND AND PROPERTY Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND AND PROPERTY Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND AND PROPERTY Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND AND PROPERTY Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **July 2018**



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Date: August 2018  
 Our Ref: DQ3  
 Plan No: Plan 002  
 For Illustration Purposes Only



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