



Land West of Fir Trees Nursery Widdrington Station Northumberland NE61 5DW

- Commercial Woodland Site (Partially Cleared)
- Site Area 11.83 Hectares (29.24 Acres)
- Planning permission for Agricultural/Forestry building
- 4.12 Hectares (10.18 Acres) Already Cleared
- Felling Licence
- Former Planning for a Garden Centre & Café
- Suitable for a Variety of Uses STPP

Auction Guide Price: £315,000 +

For Sale by Auction.

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Location

The site is located just off Grangemoor Road within the village of Widdrington Station. Widdrington is a village in the south east of Northumberland, 6 miles north east of Morpeth. The village is located close to the A189, providing access to Newcastle City Centre 20 miles southbound. The A1 is approximately 10 miles from the A1 and 8 miles from the A19 Tyne Tunnel.

The Premises

A commercial woodland site measuring 11.833 Hectares (29.24 Acres) with a third of the site already felled and cleared.

The site has two main access points from the roadside and works have started for the for the erection of a small agricultural/forestry building with concrete foundations already down. The land would suit a variety of uses subject to the correct planning permission.

Site Area

11.833 Hectares / 29.24 Acres

Planning Permissions

Proposed agricultural/forestry building to aid the felling of trees.
Ref: 19/01236/AGRGO

Planning permission for garden centre and erection of poly tunnel, coffee shop and store.

Ref 02/D/112 Date: 23rd April 2002

Felling Licence

Application Reference: 022/45264/2018

Covenants

There are restrictive covenants relating to British Coal, please refer to the legal pack.

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £1,025

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

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Auction

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Legal Pack

For a full legal pack on this property please contact: The Agents
Property Auction: 01661 831360

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Ref I079 (Version 1)

Updated October 2024

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