ROOK MATTHEWS SAYER

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Retail | Office | Industrial | Land

The Paddock, Overthwarts
Edlingham, Northumberland NE66 2BQ

- Agricultural Land
- 2.743 Acres (1.11 Hectares)
- Mains Water Supply
- 4.8 Miles West of Alnwick
- Suitable for Grazing of Animals

Freehold: Offers in Excess of £29,950

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Location
The paddock is located in Overthwarts circa 4.8 miles West of Alnwick Town Centre.

Description
We are delighted to offer to the market this rectangular parcel of agricultural land currently sown to grass.
The land in the main is flat with boundaries provided by fencing and hedges. The land benefits from a water trough fed by mains water.

Site Area
2.743 acres (1.11 hectares)

Covenant
There are a few covenants with the land including the following: not use or suffer to be used the property for any purpose except as and for a paddock for the grazing of animals and not to erect any building, shed or other structure whether of a permanent of temporary nature on the property.

Tenure
Freehold

Price
Offers in Excess of £29,950

Viewing
Strictly by appointment through this office

Important Notice
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
   Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.
   Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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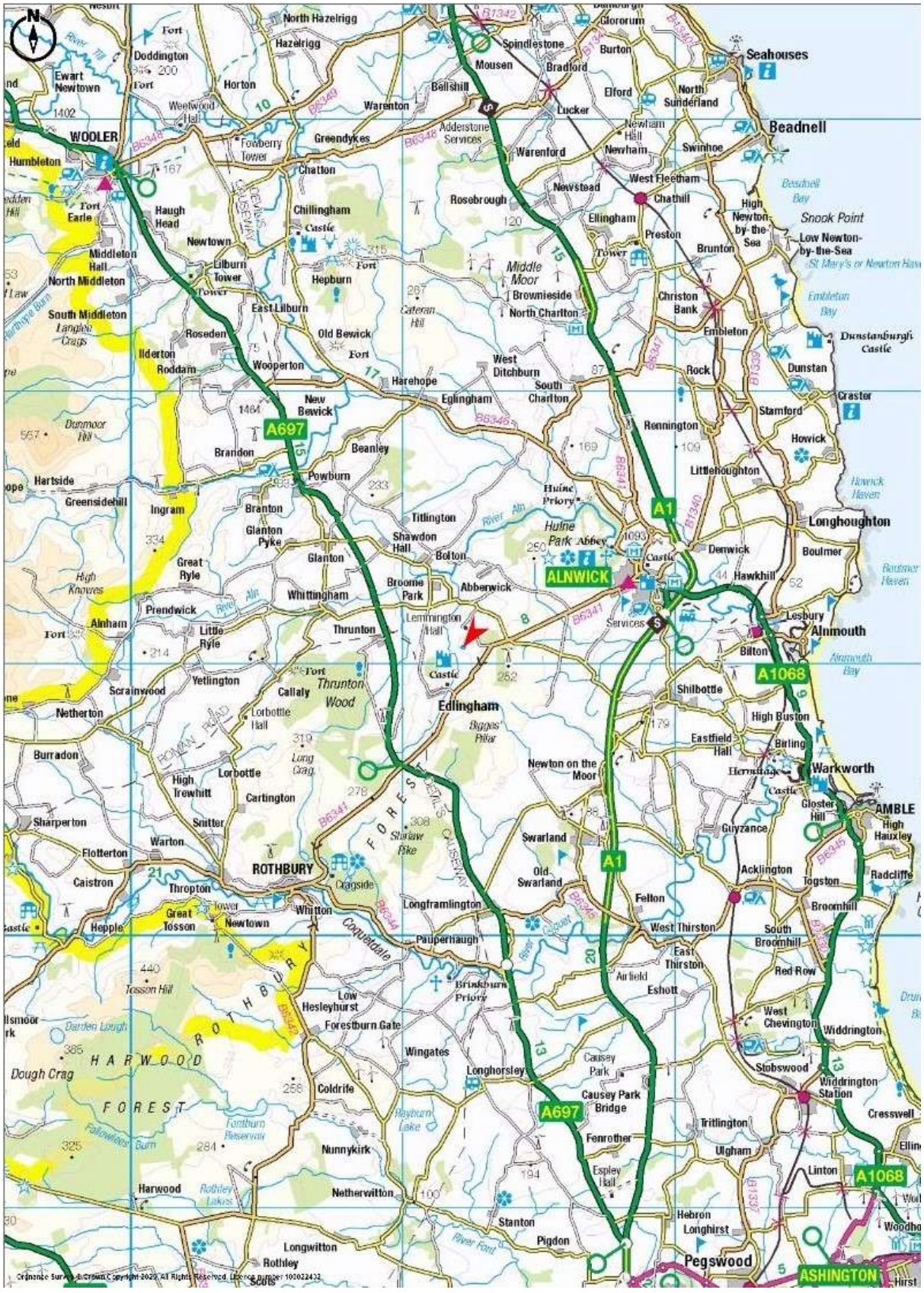

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