



Land at Prestwick Carr, Ponteland
Guide Price £25,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An exciting opportunity to purchase a useful block of amenity land at Prestwick Carr, Ponteland extending to approximately 1.73 acres (0.70 hectares) with frontage to a minor road.

- Approximately 1.73 acres (0.70 hectares) of amenity land
 - Benefits from roadside access



LOCATION

The land is situated to the north east of Ponteland and lies approximately 7.8 miles north west of Newcastle.

The location is identified by a red circle on the location plan.

What3Words: houseboat.hunt.chairs

DESCRIPTION

A useful block of amenity land extending to approximately 1.73 acres (0.70 hectares), benefitting from frontage to a minor road.

The land is identified edged in red on the sale plan. The access point is also identified on the sale plan.

LAND SCHEDULE

Field Number	Acres	Hectares	Description
NZ1873 6953	1.73	0.70	Permanent Pasture

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

SPORTING, MINERAL & OTHER RIGHTS

Any sporting rights which are owned are included in the sale.

The mines and minerals are reserved to a third party and are not included in the sale.

BURDENS

The property is sold subject to all rights including rights of way, whether public or private, water, drainage, and other rights, obligations and easements and restrictive covenants and all existing and proposed wayleaves.

TENURE

The land is freehold and has the benefit of vacant possession. The land is registered under the title TY186995.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Newcastle City Council
<https://www.newcastle.gov.uk/>
0191 278 7878

NOTES

Particulars prepared – October 2023
Photographs taken – August 2023

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

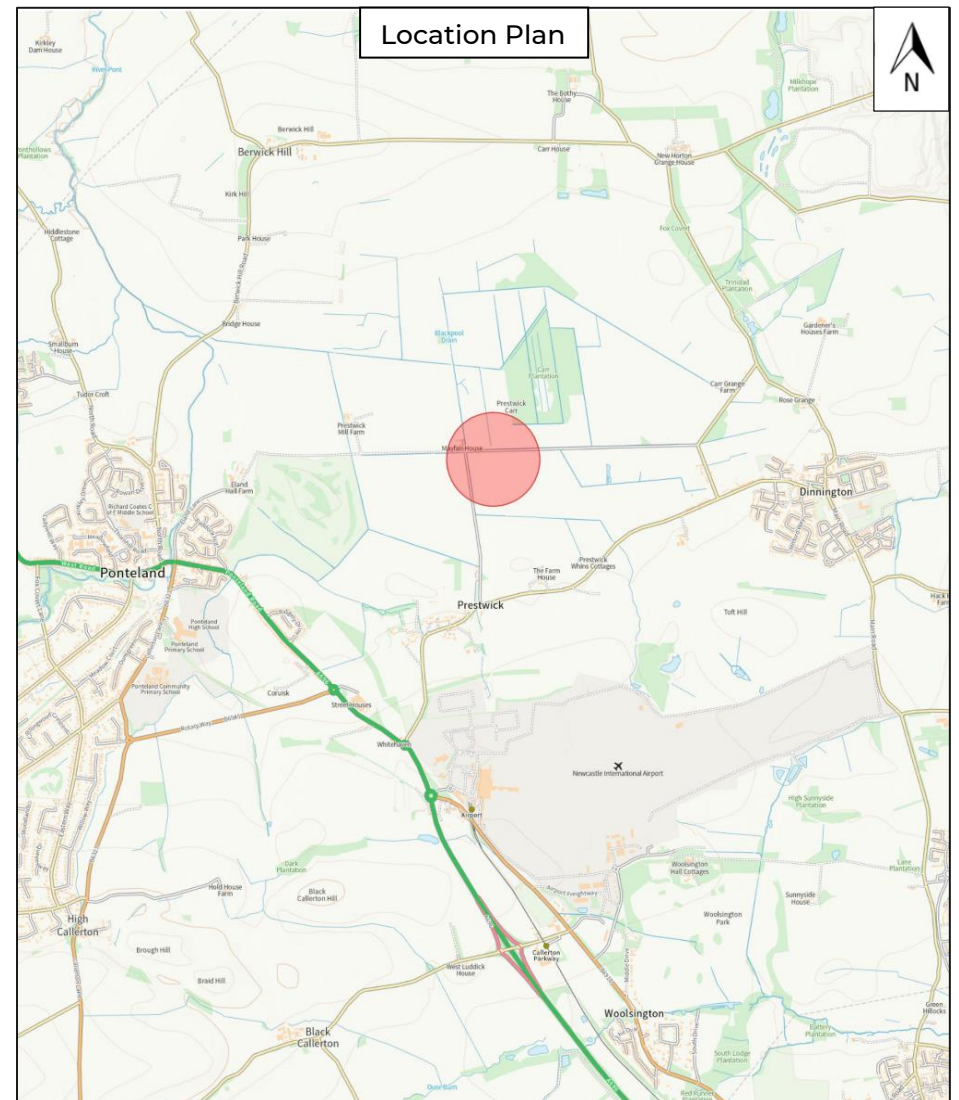
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property. Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to generally amend the particulars or method of sale. The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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