



Land West of Bruntley Meadows Alston, Cumbria, CA9 3UX

Guide Price: £195,000

An exciting opportunity to purchase a block of bare land with planning permission for five dwellings.

- Circa 0.36 hectares (0.89 acres)
- Development Site
- Planning permission for five dwellings
- Accessible
- Adjacent to the popular Bruntley Meadows
- Stunning Views

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LOCATION

The property is located within the historic market town of Alston. Lying within an Area of Outstanding Natural Beauty, the site's rural location is complemented by its accessibility to the major towns of Penrith (and the M6 motorway) and Hexham which lie some 20 miles to the west and 22 miles to east respectively, whilst the city of Carlisle is some 28 miles to the north west.

DESCRIPTION

Land to the west of Bruntley Meadows comprises 0.36 hectares (0.89 acres) and is offered for sale with planning permission with reserved matters approved for 5 dwellings. The reserved matters application for access, appearance, landscaping and layout was approved on 6th July 2020 and is referenced 20/0283. Any development would be subject to the conditions within the permission, the decision notice is available on request.

The site enjoys an elevated position within the town of Alston and as such the potential for future residents to enjoy far reaching views over the stunning surrounding countryside is evident.

Alston is an historic market town and the highest in England, attracting numerous visitors who seek to experience the breath-taking scenery and take advantage of the numerous walks and cycle routes. The town has a strong local community, a range of shops, a post office and local amenities. In addition there are numerous pubs, a hotel and bustling tearooms/café's. The town is served by a medical centre and educational provision to include nursery, primary and secondary.

To the south of the site lies a further 0.36 ha (0.89 acres) of bare land within the same ownership as that of the land offered for sale. Access to this land for all purposes from the sale land will be retained by the vendors, as indicatively marked blue on the attached plan. Please note that enquires into the purchase of the land to the south are invited.

Any sales contract will detail that the vendors will retain ownership of (but not liability for) any land which lies between that of an adopted or private road and that of the field to the north of the site, as indicatively marked green on the plan.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Eden District Council.

MONEY LAUNDERING

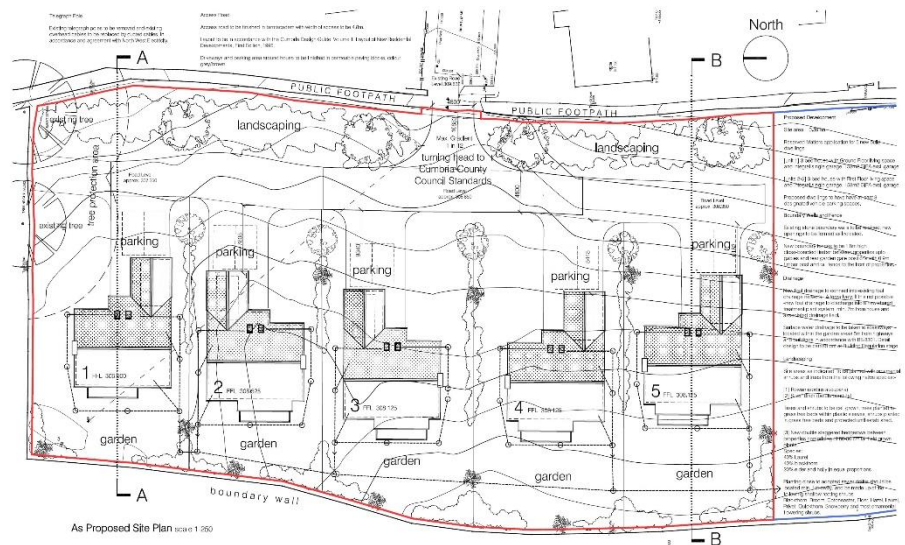
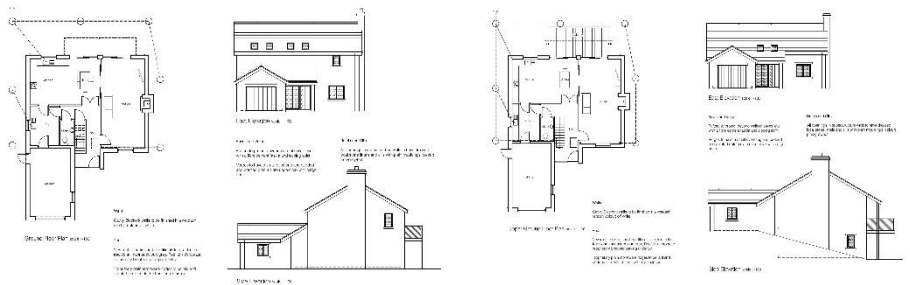
The Purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations.

VIEWING

Viewings are strictly by appointment with the agents.

CONTACT

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As Proposed Site Plan 19/01/2020

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment 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. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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