



**Lambert
Smith
Hampton**

0191 232 6291
www.lsh.co.uk

For Sale

Land for sale/purpose built units to let

Development site with potential for employment uses (Subject to Planning)

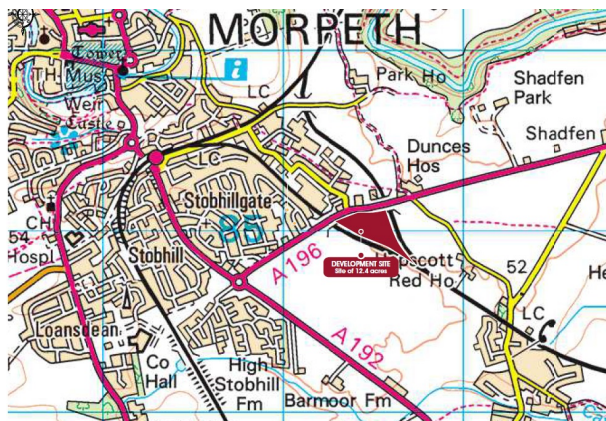
Stobhill East, Morpeth, Northumberland



- 5.01 Ha (12.40 Acres)
- South of Coopies Lane Industrial Estate
- Good access to Morpeth and A1(M)
- Adjacent to the A196

Stobhill East, Morpeth, Northumberland

Location



Morpeth lies on the River Wansbeck and has a population of 14,017 according to the 2011 census. The town is situated approximately 4 miles east of the A1, which is accessed via the A196, A192 and A197 and some 17 miles north of Newcastle. Morpeth railway station has direct trains to London taking a little over three hours.

The site is situated directly opposite the entrance to Coopies Lane Industrial Estate, adjacent to the A196, one mile to the south east of the Town Centre. Nearby occupiers include Bristol Street Motors, ATS, Davison Vauxhall, Kwik Fit, Vertu Honda and Bookers.

Description

The site is roughly level, triangular in shape and is edged in red on the aerial photograph.

Accommodation

The approximate area of the site is as follows:-

Site	Ha	Acre
Land	5.01	12.40

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

It is anticipated that the site will be available as a whole or by way of self-built plots subject to planning permission. Alternatively our client may consider constructing bespoke units to meet particular user's requirements which could be made available for sale or to let. We suggest that interested parties approach the agent to discuss their particular needs and explore potential development options.

Price

Upon application.

Services

Further details can be provided based on occupier requirements.

Planning

The site has potential to provide a natural extension for the Coopies Lane Industrial Estate immediately to the north which supports a range of uses including manufacturing, warehousing, trade counter and motor trade.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Neil Osborne
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Andrew Wright
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24th January 2017

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