



The Hepscoth Junction Site

Development Land
12.4 acres Morpeth
Northumberland
NE61 6JN

Location



The site lies 15 miles north of Newcastle upon Tyne the regional capital. It is situated on the south east boundary of the County town of Morpeth (pop 14,017(Census 2011) adjacent to the A196.

There is quick and easy access to the region and beyond via excellent road and rail links. A Barratt Homes development of circa 434 units lies to the west and is well advanced. The well established Coopies Lane Industrial Estate lies to the North of the site.

The Site

The greenfield site is generally level and extends to approximately 12.4 acres. The site is bounded by two branch railway lines (20mph) and the A196 road from Morpeth to Ashington.

Planning

The site has been protected through the new Northumberland Local Plan through Policy STP10 for future employment use development. We believe the site to be suitable for a range of roadside, commercial and other uses

The Opportunity

There are a range of options available, freehold land, bespoke developments for sale or rent.

Expressions of Interest

In first instance expressions of interest should be made to the sole agents contact details below. The site can be viewed from the roadside but access to the land is via prior appointment only.

Money Laundering and Anti-Bribery Act

Purchasers will need to provide proof of identification and source of funding as part of the disposal process.

Viewing

The site can be viewed from the public highway. Access to the site is via prior appointment with the sole agents.

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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