

SINGLE BUILDING PLOT
FOR SALE



Doctor's Bank
Off Church Road
Ashley
TF9 4LG

Total area 982 Square Yards

OFFERS INVITED FOR THE FREEHOLD

GENERAL NOTE

Outline planning permission was granted, at appeal, on the 19 June 2016, under appeal number APP/P3420/W/15/3141157. It permits the construction of a single dwelling house on land forming part of the garden of The Steps, Doctor's Bank. The appeal followed an application made to Newcastle Borough Council (reference 15/00540/OUT) which had been refused on the 22 October 2015.

A copy of the appeal decision can be viewed on our website.

DESCRIPTION

Approached off Church Road, Ashley, along the narrow, but pretty lane known as Doctor's Bank, the site stands at the rear of The Steps, but is nicely secluded and will provide the basis for a distinctive property in a lovely rural setting.

The site area is 982 Square Yards, which equates to 0.203 acres, and is level with a good road frontage.

Ashley is a popular village which has the benefit of shared facilities with the neighbouring larger village of Loggerheads.

SERVICES

We understand mains water and electricity are available for connection. Drainage is understood to be available for connection nearby.

PLANNING PERMISSION

Planning permission for the construction of a single detached dwelling was granted by Newcastle Borough Council on 15th May 2019 under application number 19/00180/REM.

JAPANESE KNOTWEED

A small infestation of Japanese Knotweed has been identified on the site. A report has been obtained for its treatment from land management consultants, Hortech Limited of Stone. A copy of their recommendations and quotation for the cost and duration of treatment is available from the selling agents upon request.

VIEWING

The land may be viewed at any time, these particulars being a permit to view if challenged.

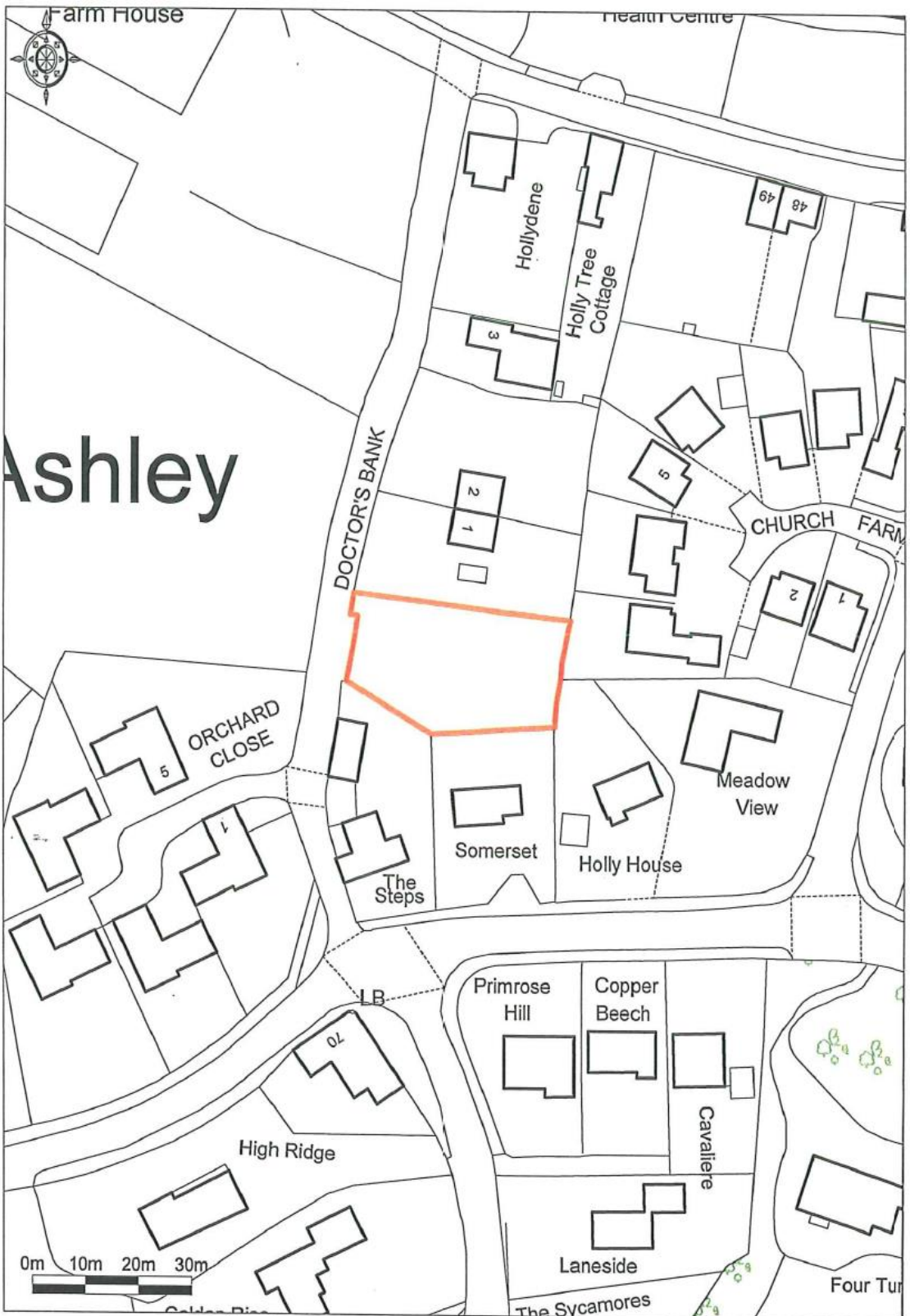
PLAN

A plan showing the dimensions of the property edged in red is attached.



PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.



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