



## Otterburn & District Working Men's Club Brierley Gardens, Otterburn, NE19 1HB

A former social club with attached cottage, car park and grounds extending in total to just over 1 acre. The property is situated in a largely residential area within a short walk of the centre of the village and is potentially suited to a variety of uses subject to securing all necessary consents.

Offers Invited



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## LOCATION

The small but historic village of Otterburn lies approximately 30 miles north west from the regional centre of Newcastle upon Tyne. Otterburn stands on one of the main arterial routes to the Scottish Borders and the village offers a range of local amenities on the doorstep of both the Northumberland National Park and Kielder Forest Park.

## DESCRIPTION

The former working men's club and institute is now closed and in a state of disrepair. The property includes an attached cottage/bungalow previously occupied by the steward and which presents an immediate opportunity for refurbishment and either sale or rental with residential use.

The site extends in total to around 1 acre with housing around three sides of the site. The eastern aspect is across a small wooded dene with a tributary of the River Rede descending from a waterfall close to the north east corner.

**TENURE** Freehold with vacant possession.

## SERVICES

Mains water, electricity and drainage are connected to the property.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland

## PLANNING

Prospective buyers are requested to satisfy their own enquiries with the local planning authority prior to submitting an offer to purchase. Unconditional offers will be preferred.

## BUSINESS RATES

£4,600 p.a.

**Office Ref:** 00000438

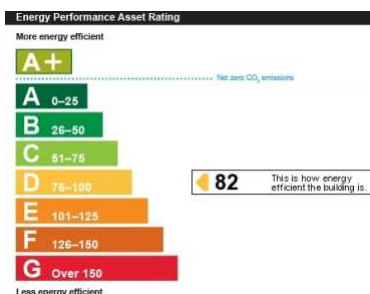
**Details Prepared:** June 2017

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