

PROPOSED WEST ELEVATIONS



PROPOSED EAST ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



Land at Stannersburn, Northumberland

Guide Price: OIRO £85,000

An exciting development opportunity which will appeal to both developers and self-builders. 2 Plots with full planning permission for 4 bedroom family homes situated on the outskirts of the village of Stannersburn. These plots have the benefit of stunning rural views with additional land available by separate negotiation.

- Full Planning Permission
- Rural Northumberland
- Stunning Rural Views
- 2 Plots Available
- Kielder Water and Forest
- Available as a whole or in 2 lots

Tel: 01434 608980
www.youngsrps.com



Location

This property is located beautiful rural Northumberland on the outskirts of the village of Stannersburn which is approximately 1 mile away from Kielder Water. The area is famous for its Dark Sky Park status which can be enjoyed alongside stunning local scenery and numerous outdoor pursuits available within the locality including sailing, cycling, walking and fishing.

Stannersburn Village has the benefit of The Pheasant Inn which serves as the hub of the community and provides bar, restaurant and accommodation.

The Market Town of Hexham is located approximately 24 miles to the south east with other facilities available in in the locality including the village of Bellingham 8 miles to the east.

Description

Full planning has been granted for 2 stone built detached dwellings of approximately 178 square metres plus double garages extending to 32 square metres. The proposed layout can be viewed on the planning documents but briefly comprises of Kitchen Diner, Living Room, Study, Utility and Double Garage with 4 Bedrooms to the first floor 2 of which would be en suite and a Family Bathroom.

Externally each plot will have a good sized garden and there will be additional land to the north which will be planted with native trees and shrubs. Additional land may be available by separate negotiation.

Services

We are advised that there is electricity available close by in the village together with mains water. It is proposed that drainage will be via a sewage treatment plant to be shared between the two dwellings

Additional Land

There will be additional land available with the property by separate negotiation.

Planning

Full planning permission has been granted for the development of 2x 4 bedroom detached houses. Permission for these were granted under 2 applications which are as follows:

15/03575/FUL – Granted 21 April 2016

16/02536/FUL – Granted 13 September 2016

Plans are available from the selling agent electronically or via the Northumberland County Council website.

Local Authority

Northumberland County Council

Guide Price

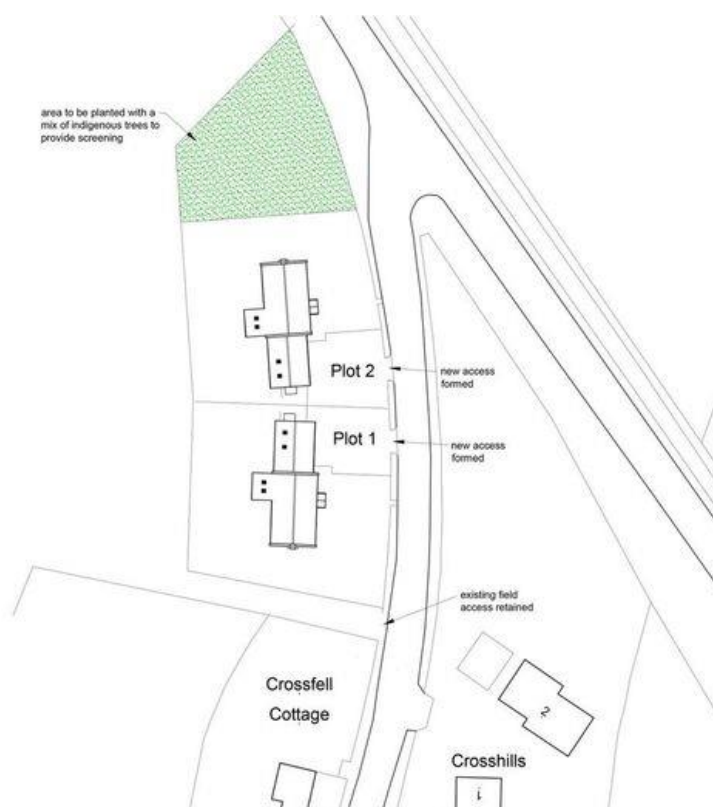
The Guide Price for the property as a whole (2 plots) is £85,000.

Viewings

Viewings of these plots can be made at any time in daylight hours however it is requested that details are registered with the selling agent prior to any viewing. Any further enquiries should be addressed to the letting agent YoungsRPS. Please contact James Stephenson on 01434 609000.

Directions

The nearest postcode is NE48 1DD.



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.



Hexham Office:
Priestpople, Hexham, Northumberland NE46 1PS
T: 01434 608980 / 609000
F: 01434 608920
mail.hexham@youngsrps.com

Alnwick Office:
Russell House, Greenwell Road, Alnwick NE66 1HB
T: 01665 606800 F: 01665 606801
mail.alnwick@youngsrps.com

www.youngsrps.com

Sedgefield Office:
50 Front Street, Sedgefield, Co. Durham TS21 2AQ
T: 01740 622100
F: 01740 622220
mail.sedgefield@youngsrps.com

R201