

For identification purposes only

Development Opportunity

Haydon Bridge, Hexham, NE47 6BY

Offers in the region of: £850,000

Exciting opportunity to acquire a residential development site with outline planning permission for 16 new homes plus full planning permission for two barn conversions. The Vendor would be prepared to sell the barn conversions separately to the new homes and the site is for sale as a whole or in two lots.

- Full planning permission for two barn conversions
- Outline planning permission for 16 new build homes
- Whole site extends to c. 0.85 ha (2.10 acres)
- Accessible location – close to excellent rail and road links

Tel: 01434 608980

www.youngsrps.com

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DESCRIPTION

We are delighted to offer for sale a residential development site extending to circa 0.85 ha (2.10 acres) with the benefit of outline planning permission for 16 2, 3 and 4 bedroom homes plus full planning permission for 2 barn conversions.

The Vendor would be prepared to sell the barn conversions separately to the new homes and is for sale as a whole or in two lots.

LOCATION

The site is located south of the River South Tyne adjoining the popular Showfield development.

Haydon Bridge is a popular village with an excellent range of local services and amenities including a small supermarket, butchers, post office and pharmacy. The market town of Hexham is just 6.5 miles to the east providing a wider range of amenities.

There is a railway station just over 900m by foot in Haydon Bridge and also one in Hexham which provide further links east and west. The A69 is in close proximity providing excellent road links east to Newcastle and west to Carlisle with onward access to the A1 and M6 making the village ideal for commuters. Newcastle International Airport is located 26 miles to the east.

SERVICES

We are advised that water, sewerage and electric connections are all available close to the site. Interested parties should satisfy themselves as to the capacity and location of such services.

PLANNING

Planning Reference No. 19/04097/FUL. A full set of plans are available on Northumberland County Council website.

LEGALS

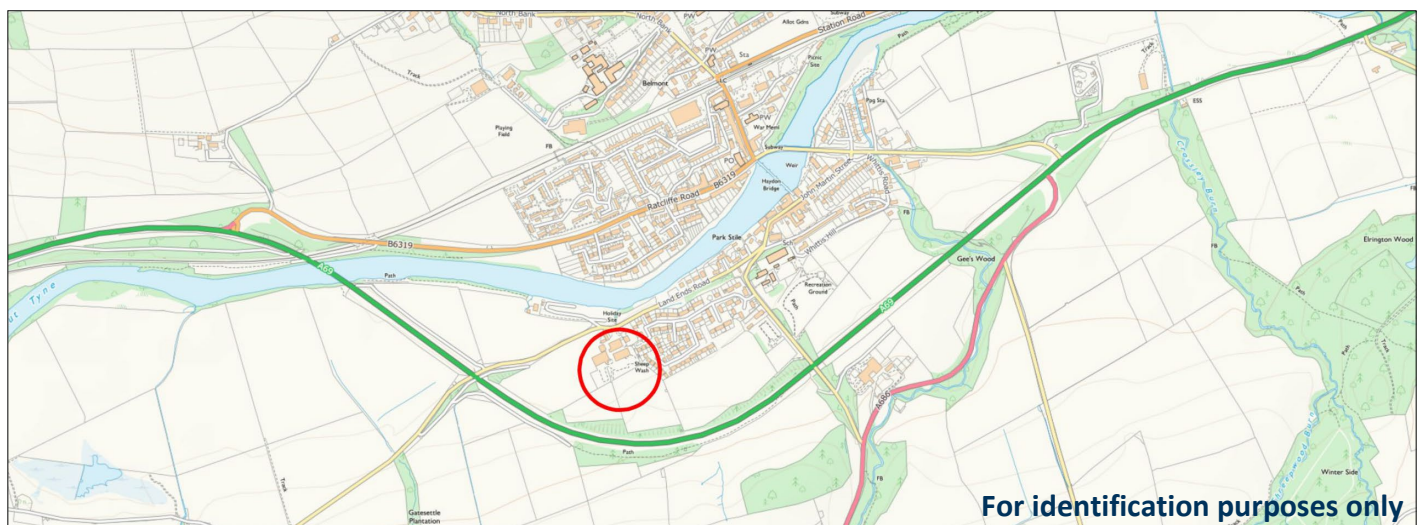
Full rights will be granted for the construction of a Suds basin on adjoining land and for the construction of a new access to the north of the site. Rights have been reserved over the adjoining development to connect with the main access on the showfield over the land hatched brown on the sale plan.

COSTS

Each party to bear their own costs.

VIEWINGS

Due to health and safety restrictions viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



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.



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