



**Land at 1 Quatre Bras,**  
Hexham, Northumberland, NE46 3JY

**youngsRPS** 



**Land at 1 Quatre Bras  
Hexham  
Northumberland  
NE46 3JY**

**Offers In Region Of:  
£550,000**

A fantastic opportunity to purchase a potential residential development site situated within the popular market town of Hexham. The site currently forms part of the garden of 1 Quatre Bras and extends to circa 0.72 acres.

- Potential development opportunity (subject to planning)
- Circa 0.72 acres
- Accessible site
- Mains services nearby
- Popular and convenient location
- Currently used as a residential garden

**youngsRPS** 

**01434 608980**





## DESCRIPTION

A fantastic opportunity to purchase a potential development site situated within the popular market town of Hexham. The site currently forms part of the garden of 1 Quatre Bras and extends to circa 0.72 acres. The site benefits from potential access off Millfield Terrace, with existing access off B6531.

## LOCATION

Quatre Bras is situated in the West End of Hexham, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

## SERVICES

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

## AGENCY NOTES

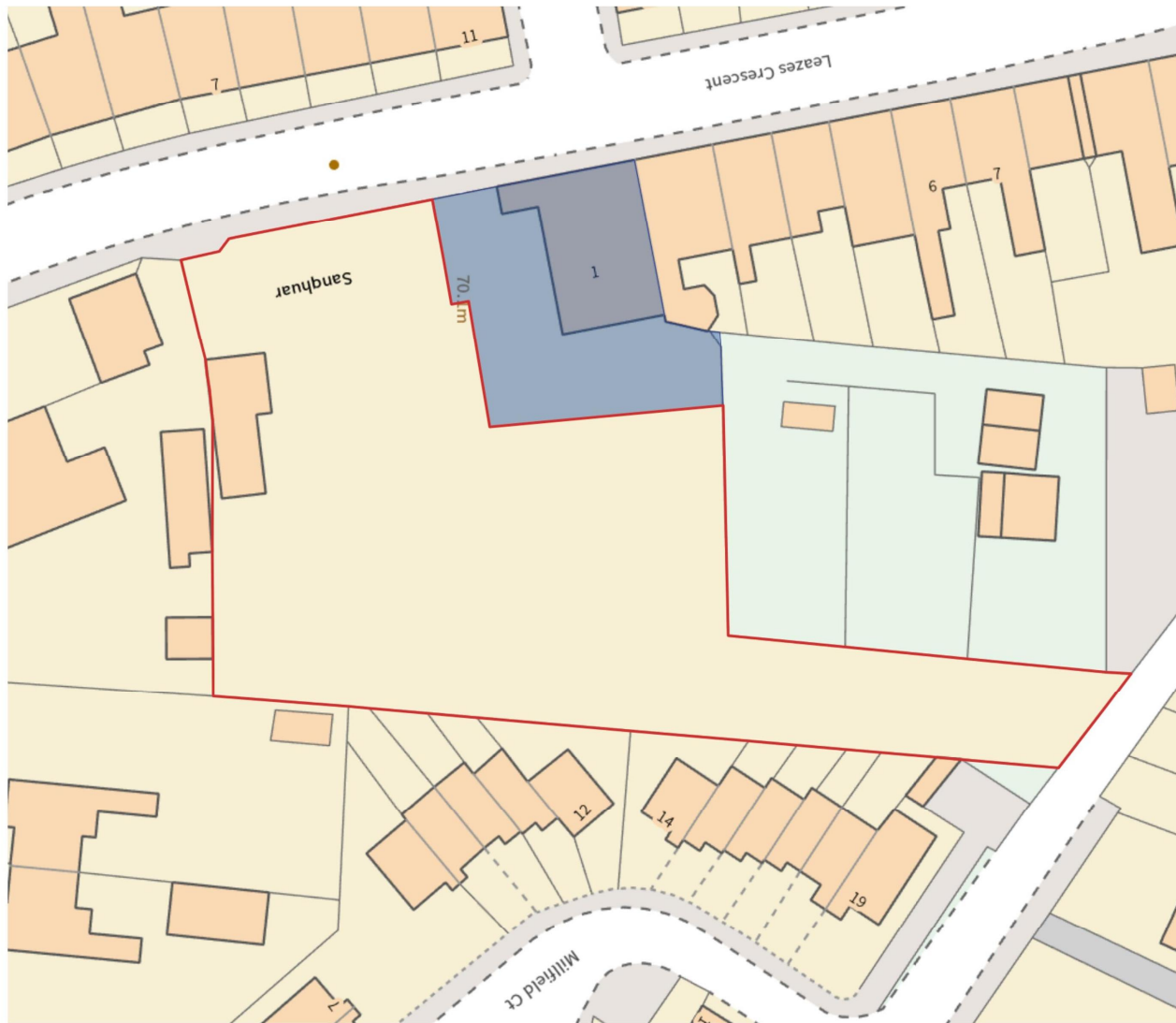
1 Quatre Bras is a grade II listed property, the boundary marked in blue on the plan is subject to agreement between all parties.

No discussions have taken place with the planning authority in relation to proposed development.

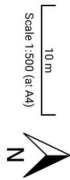
## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.





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