



## Land North Of The Forge,

Tow House, Hexham, Northumberland, NE47 7EG

Guide Price: £240,000

An exciting opportunity to purchase a development site with planning permission for two residential dwellings in Tow House, Hexham.

- Development opportunity
- Site extends to circa 0.689 acres (0.278 hectares)
- Permission for two, detached dwellings
- Desirable location
- Planning reference 21/01074/REM
- Services available nearby

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## DESCRIPTION

An exciting opportunity to purchase a development site with planning permission for two residential dwellings in Tow House, Hexham. The site extends to circa 0.689 acres (0.278 hectares). There are plans for two, four bedroom family homes, with garages, driveway parking and generous gardens.

## LOCATION

The site is located North of The Forge in Tow House. The pretty hamlet of Tow House, Bardon Mill has a thriving community with village hall; activity park; public house; village store with coffee shop; a first school with nursery close by; excellent access via A69 to Newcastle to the East and Carlisle to the West.

There is a railway station at Bardon Mill which provides regular cross-country services. Nearby Haydon Bridge offers further facilities, while Haltwhistle approximately 4 miles away offers supermarkets; leisure centre; primary school with nursery

The beautiful surrounding area provides walks and other country pursuits with Hadrian's Wall country; Northumberland national park is nearby; the Hadrian's Wall Cycleway from which to enjoy the spectacular countryside.

## SERVICES

We are advised there is mains water and electricity connections nearby. Interested parties should satisfy themselves as to the capacity of such services.

## PLANNING PERMISSION

Northumberland County Council planning reference 21/01074/REM

## VIEWINGS

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



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