



The Old School,
Elsdon, Newcastle Upon Tyne, NE19 1AA

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Guide Price: £250,000

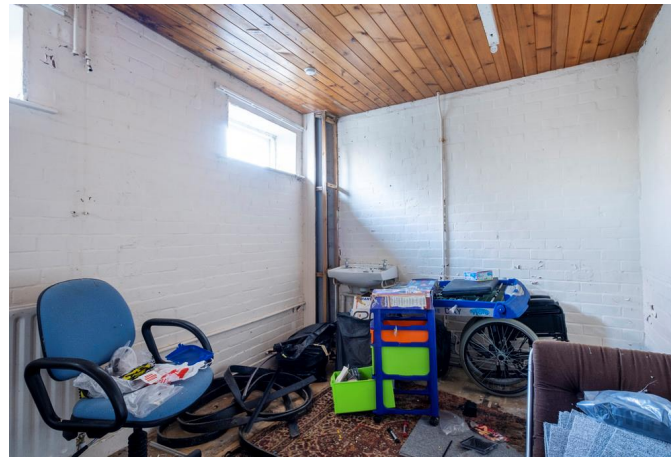
A unique opportunity to purchase a stone built property dating back to 1835, full of character and charm and offering fantastic potential to convert into one or two residential dwellings (subject to necessary consents).

- Development opportunity
- Positive pre-planning application
- Potential to create one or two residential properties
- Historic property dating back to 1835
- Garden
- Fantastic village location

youngsRPS 

Youngs Hexham 01434 608980





DESCRIPTION

A unique opportunity to purchase a stone built property dating back to 1835, full of character and charm and offering fantastic potential to convert into one or two residential dwellings (subject to necessary consents).

The Old School has received a positive pre-application response from Northumberland National Park. The application proposes the change of use to a residential dwelling with two proposals put forward for the conversion. A conversion of the existing buildings into one five/six bedroom house or the second option of all single story elements being converted into a two bedroom property and the two story element converted into a separate three bedroom property.

The property is full of history and dates back to 1835 as The Rectors School and more recently as a recording studio. The property is pleasantly positioned in the village overlooking the 12th Century St Cuthberts Church and the 13th Century Pele Tower, with the large village green and far reaching views.

PLANNING PERMISSION

Any application for planning permission would need to be assessed against current local policies set out within the National Park's core strategy in order to establish if the proposal would be

acceptable. More information on these policies is available upon request however the main restrictions are that the occupancy of all new homes is restricted in perpetuity to people who have a defined local need only (both permanent and renting residents) and that any such dwelling must not be available as a second home or holiday home.

LOCATION

Elsdon is a charming village located 10 miles to the southwest of Rothbury and was formerly the capital of Redesdale. The village enjoys a thriving community and a fantastic public house, the Bird in Bush.

The houses which gather round the teardrop-shaped village green make it the largest settlement within the boundaries of the National Park.

SERVICES

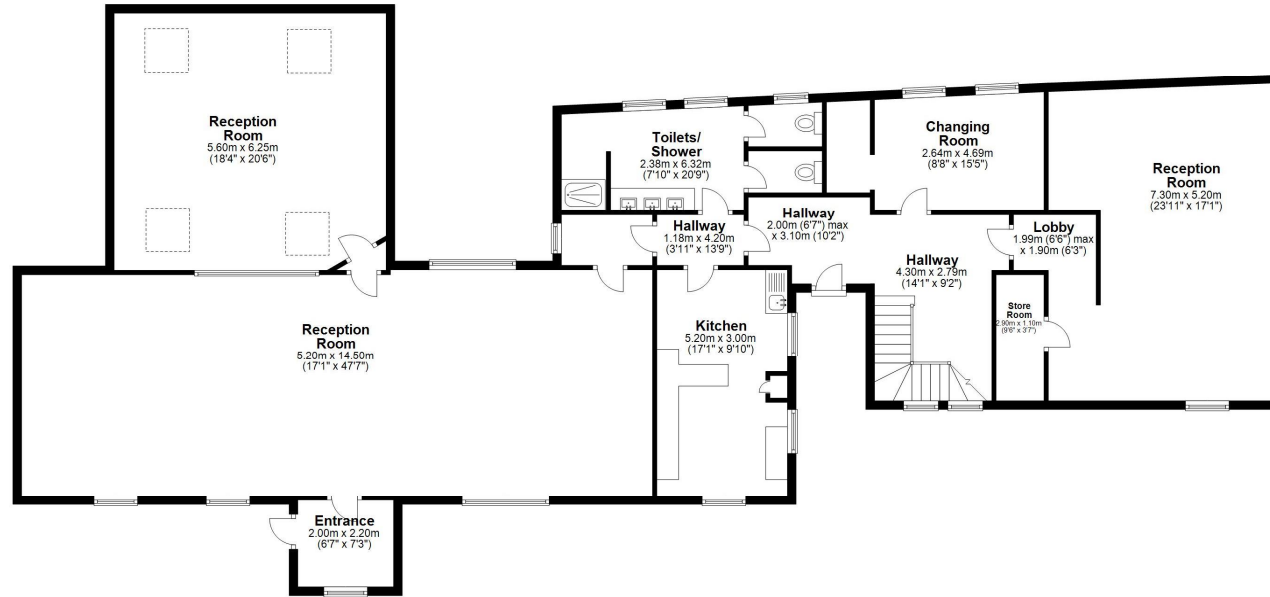
Mains electricity and water are connected.

VIEWINGS

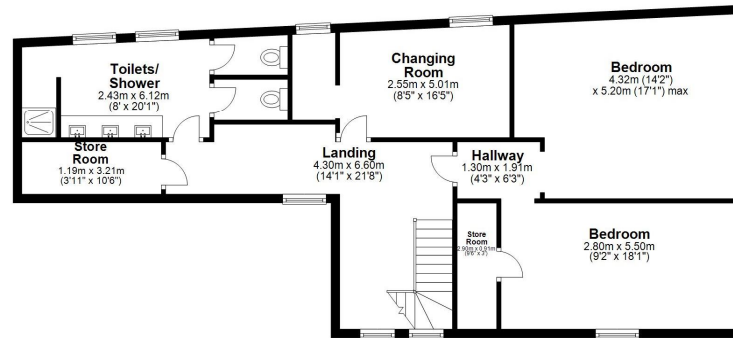
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



Ground Floor
Approx. 225.6 sq. metres (2427.9 sq. feet)



First Floor
Approx. 89.1 sq. metres (958.6 sq. feet)



Total area: approx. 314.6 sq. metres (3386.6 sq. feet)
The Old School House, Elsdon

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