



Dunholme Farm Steading

Comb Hill, Haltwhistle, Northumberland, NE49 9NS

youngsRPS 

Dunholme Farm Steading

Comb Hill

Halhwhistle

NE49 9NS

Guide Price: £395,000

An excellent opportunity to acquire a sizeable development site with full planning permission for five residential dwellings. The site is accessible and located within the South Tyne Valley and benefits from stunning views down the valley and beyond.

- Full Planning Permission Granted
- Development Site
- Permission for 5 Residential Dwellings
- Accessible Location
- Large site with scope for generous gardens.

youngsRPS 

Hexham Office 01434 608980



DESCRIPTION

An opportunity to purchase a sizeable development site with full planning permission (ref:21/03827/FUL) situated on the outskirts (approx. 0.5 miles) of the market town of Haltwhistle. The site extends to circa 0.42 hectares (1.05 acres) and is in an elevated position. Consequently, the site has the benefit of stunning and uninterrupted views, whilst still been close to the town and all its amenities.

The planning permission granted on the 5th August 2022 with the proposal being the conversion of agricultural buildings to create five residential properties including partial demolition, parking, landscaping and garaging. The proposal includes one four bedroomed detached house, two three bedroom detached houses and a further two four bedroomed semi detached houses. All of the proposed houses include car parking and/or a garage and offer generous garden and amenity space. Moreover, the proposals are for barn conversions and a consequence the expectation is that the dwellings will be full of character yet with a modern theme.

The size and scope of the site, does however lend itself to further development and in doing so, depending on how much development was sought the amenity and garden space on offer wouldn't be overly compromised. Any such changes to the

existing proposal would require the necessary consent to be sought and granted.

In any event, any dwellings on the site would benefit from stunning and unique views. The availability of such is rare and consequently it is envisaged that the dwellings would be sought after.

The site benefits from excellent access direct to a public highway. Furthermore, the site is predominately flat suggesting it would be easily worked. There is mains water and electricity already to the site and the drainage (for its current use) is excellent.

The vendor would like to retain a right off access, for residential purposes, to the land as hatched blue on the plan with access to all services, whether existing or future, also to be retained. The exact location of this access can be negotiated, so as not to compromise the proposal and layout of any development.

Full details of the planning application and the conditions are available from the selling agent and/or Northumberland County Councils website.



LOCATION

Haltwhistle offers many local amenities including a well-stocked national supermarket, butchers, doctors' surgery, a hospital pharmacy, cafes, pubs, playpark, and a primary school. In addition, there is an array of leisure and a professional service.

For the commuter, there is excellent access to public transport with both bus and train services close to hand. They provide convenient and frequent access to the local towns and villages, with the train running regularly to both Newcastle and Carlisle.

The main A69 provides excellent road access to both Newcastle and Carlisle, and the region in general.

To the north of the site, lies the B6318 (the Military Road), which again provides excellent access to the county and beyond. Running adjacent to the road is Hadrian's Wall, a world heritage site and consequently any development would benefit from numerous walks and general leisure pursuits within its immediate vicinity.

SERVICES

We are advised that mains water and electricity are available on site. Interested parties should satisfy themselves as to the capacity and location of such services.



EASEMENTS, WAYLEAVES AND THRID PARTY RIGHTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

LOCAL AUTHORITY

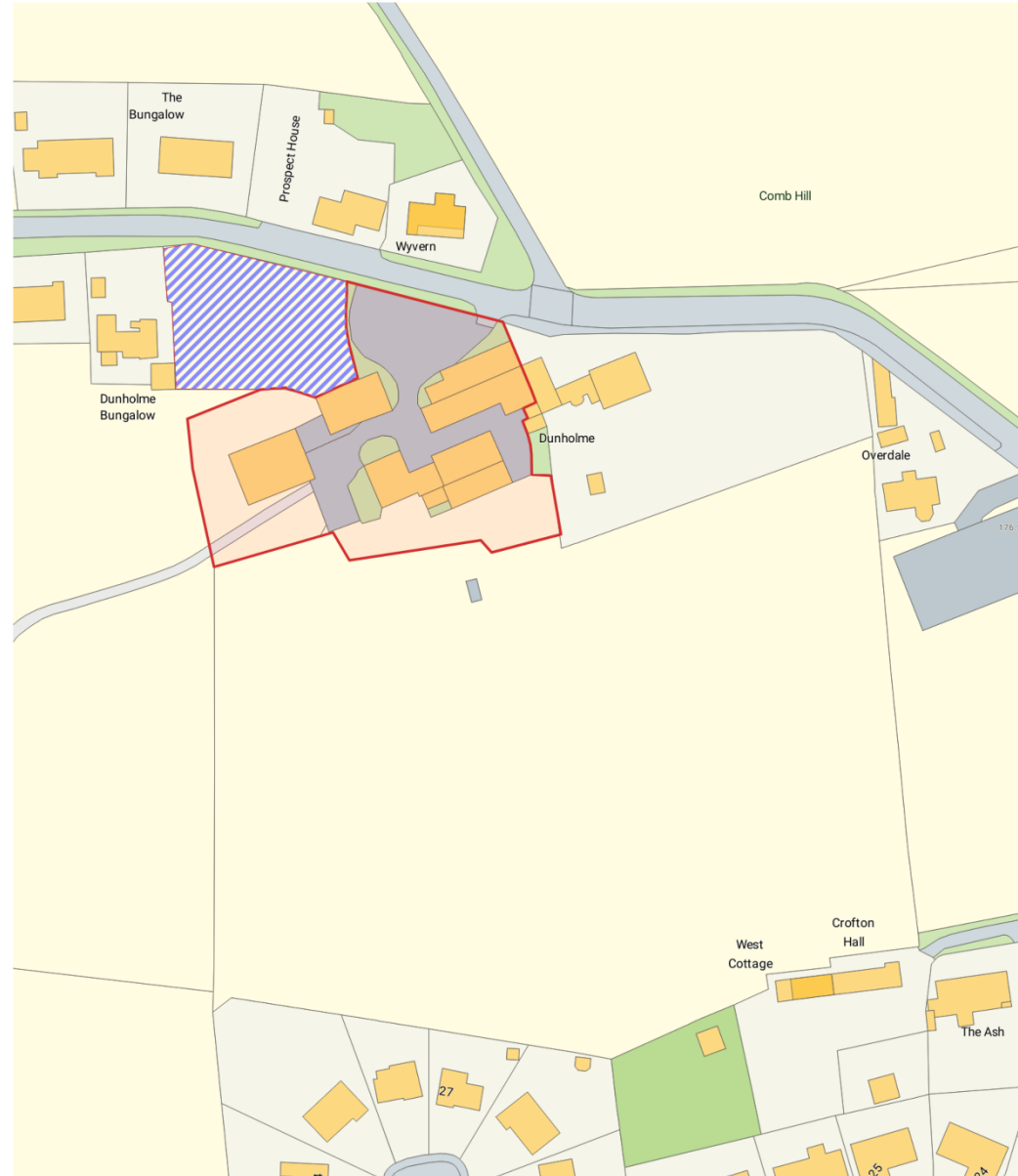
Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 and/or harry.morshead@youngsrps.com

Particulars Prepared: August 2024

Photographs Taken: August 2024

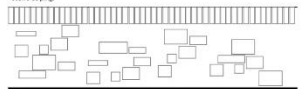


Note:
All parking bays to be
grey regular paving



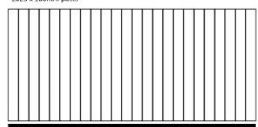
Boundary Treatment Types

• 1200mm HIGH DRY STONE WALL - TO SUIT EXISTING
375 HIGH radsion covered stone to suit existing, 225mm vertical
stone coping.



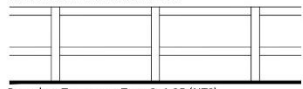
Boundary Treatment Type 1: 1:25 (NTS)

1500mm HIGH DOUBLE SEED TIMBER SCREEN FENCE
1450mm x 150 x 25mm vertical posts at 150mm centres and
clad to both sides of 300 75 x 120mm timber rails fixed to
3025 x 100mm posts



Boundary Treatment Type 2 (NTS)

1100mm HIGH POST & RAIL FENCE
1100mm high 115mm x 125mm vertical posts at 1500mm centres set into concrete
base, 125mm x 125mm horizontal rails at 600mm c/c's.



Boundary Treatment Type 3: 1:25 (NTS)

Legend:

- EV Charging point
- Bike Store
- Bin store

| | | |
|---|----------------------|------------------|
| | | |
| Ascent Design + Architecture m. 07402664505 e. info@ascentdesign.uk | | |
| DATE: JUN 2020 | SCALE: 1:200 @ A1 | DRAWN BY: OPR |
| PROJECT: DUNHOLME, HALTWHISTLE | | |
| DWG TITLE: PROPOSED SITE & ROOF PLANS | | |
| DWG No: SP_100 | | Rev: - |



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.

Connect with us...    
www.youngsrps.com

NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD

General: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980

hexham@youngsrps.com

HEXHAM MART

General: 01434 609000

hexham@youngsrps.com