



36 Dinningside, Belford, Northumberland, NE70 7NP  
Offers In The Region Of £150,000





## Key features

- LAND FOR SALE
- PRE-APPLICATION
- THREE DWELLINGS
- SOUGHT AFTER LOCATION
- NORTHUMBERLAND
- GREAT DEVELOPMENT OPPORTUNITY
- 1,000m2 SITE (approx)
- DEVELOPMENT PLOT



## Description

Nestled in the charming village of Belford, this exceptional development plot presents a remarkable opportunity for those looking to create their dream homes. Spanning an impressive 1,000 square metres (approximately), the site is ideally situated in a sought-after area, making it a prime location for residential development.

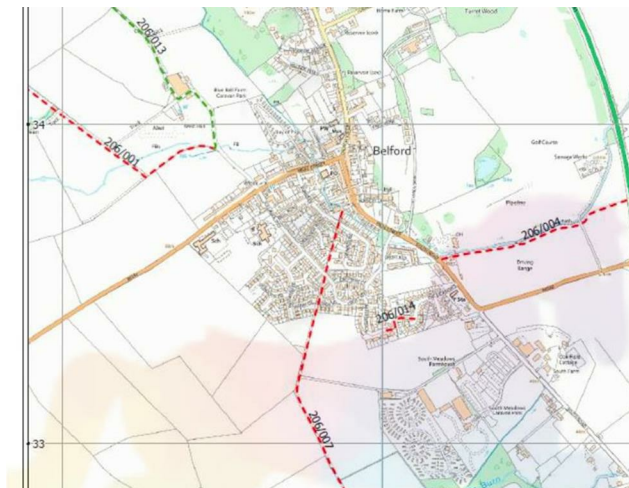
Pre-application advice from the local planning authority indicates support in principle for a scheme of three dwellings. No planning permission has been granted and any development will be subject to a formal planning application and any obligations or conditions imposed by the local planning authority. Prospective purchasers must rely on their own enquiries and obtain independent planning advice.

With the picturesque surroundings of Belford, residents will enjoy a tranquil lifestyle while being conveniently close to local amenities and the stunning Northumberland countryside.

This plot features ample space for creativity and design, allowing you to tailor the dwellings to your specific needs and preferences. Whether you envision modern family homes or charming cottages, the possibilities are endless.

Belford itself is a delightful village, known for its friendly community and rich history. It provides a perfect blend of rural charm and accessibility, making it an ideal location for families, retirees, or anyone seeking a peaceful retreat.

Do not miss this rare opportunity to secure a building plot in such a desirable location. With the potential for three new homes, this site is not just a piece of land; it is a canvas for your future. Embrace the chance to invest in a property that promises both personal satisfaction and potential financial reward.





## AT A GLANCE

- Approx. 1,000 sqm of land (not formally surveyed)
- Indicative support for three dwellings (subject to planning)
- Peaceful village setting with strong local amenities
- Scope for bespoke residential design (subject to planning)

## DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the













correctness of each of them. They may however be available by separate negotiation. For further information see the Consumer Protection from Unfair Trading Regulations.



### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</b>   |                            |   |
| (81-91) <b>B</b>   |                            |   |
| (69-80) <b>C</b>   |                            |   |
| (55-68) <b>D</b>   |                            |   |
| (39-54) <b>E</b>   |                            |   |
| (21-38) <b>F</b>   |                            |   |
| (1-20) <b>G</b>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

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