



BUILDING PLOT WITH PLANNING PERMISSION TO CREATE A SINGLE LUXURY HOME WITH DETACHED GARAGE.

The site formed part of the garden of a larger property and is surrounded by mature hedgerows and trees but is predominantly laid to lawn. The site is predominantly level with no significant constraints to development.

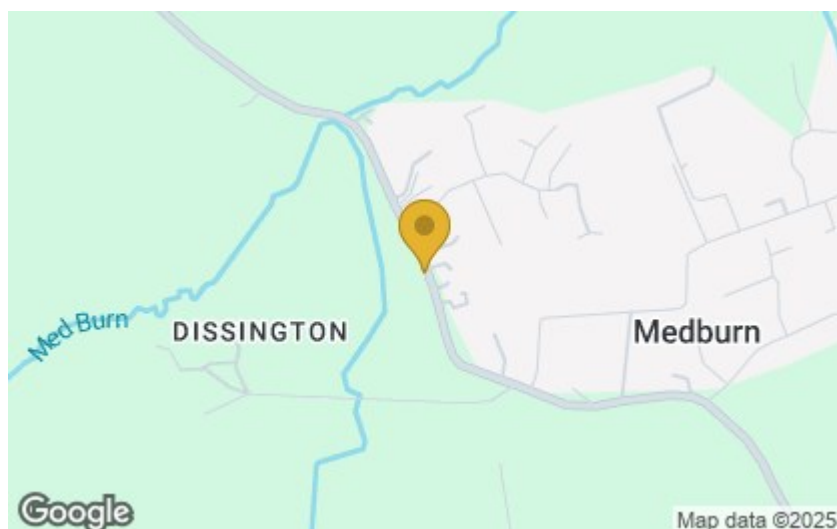
The site lies at the western edge of Medburn with detached low density housing to the north, south and east, with open countryside and woodland to the west. Medburn is a well regarded settlement of bespoke detached housing offering a mix of rural setting and accessible location. There is easy access by road to the A69 and onward to the centre of Newcastle. Local shopping is available in both Darras Hall and Ponteland, as are a range of schools, sports and leisure facilities.

Full planning permission has been granted under Planning Ref: 21/02543/FUL on 17th February 2023. This provides for a two storey detached house extending to approximately 230sqm (2,479sqft) and a detached single garage.

Picture shown as Computer Generated Image.

WHAT3WORDS
ridge.pampering.exactly

VIEWING
Viewing is strictly by appointment by Goodfellows and Joint Selling agents : Galbraith of Morpeth . An Information Pack is available by email on request containing all planning and all other relevant information.



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate - for further information, including floorplans and additional photographs please visit our website - www.goodfellowsestateagents.com

These particulars or information do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.