

The background features several dark grey silhouettes of swans in flight, scattered across the dark blue background. The swans are shown from various angles, some in profile and others from a slightly elevated perspective, all with wings spread as if gliding.

THE POND PLOT

Rothley Lodge | Hartburn | Morpeth | Northumberland



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From Sanderson Young

Plot 2, The Pond Plot

Rothley Lodge | Hartburn | Morpeth | Northumberland | NE61 4ED

Fabulous building plot within the grounds of Rothley Lodge with planning permission for a stylish and contemporary 5 bedroom house with views

Price: Offers Over £250,000

Rothbury 10.7 miles, Morpeth 13.5 miles, Ponteland 14.6 miles, Newcastle International Airport 16.5 miles (all distances are approximate)

- 5 bedroom Architect designed house
- Located on the edge of the Northumberland National Park
- Approx 1.4 acres
- Beautiful duck flight pond
- Double garage, gardens and woodland
- Circa 300m²

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DESCRIPTION

A fabulous opportunity for a building plot with planning permission for a five bedroom/three bathroom architect designed house REF 21/03189/FUL (C3 Use - Residential dwelling) approx 1 mile from Scots Gap, on the edge of the Northumberland National Park, and designated Dark Sky Park. The plot is located in the stunning woodland grounds of Rothley Lodge, with views to the surrounding fields and farmland, with a stunning and stylish contemporary design creating GIA of circa 355m2 and internal living accommodation of circa 300m2.

Ground Floor - Generous reception hallway with galleried landing | Cloakroom and WC | Superb open plan family living space incorporating a kitchen, dining and living area with full height glazing to the rear overlooking the pond and grounds | Sitting room with doors opening to the terrace and garden | Large study/snug | Boot room/utility room | Superb ground floor bedroom suite with bi-fold doors opening to a covered balcony/terrace area overlooking the pond and gardens | En suite bathroom/wc | Plant room | Double garage

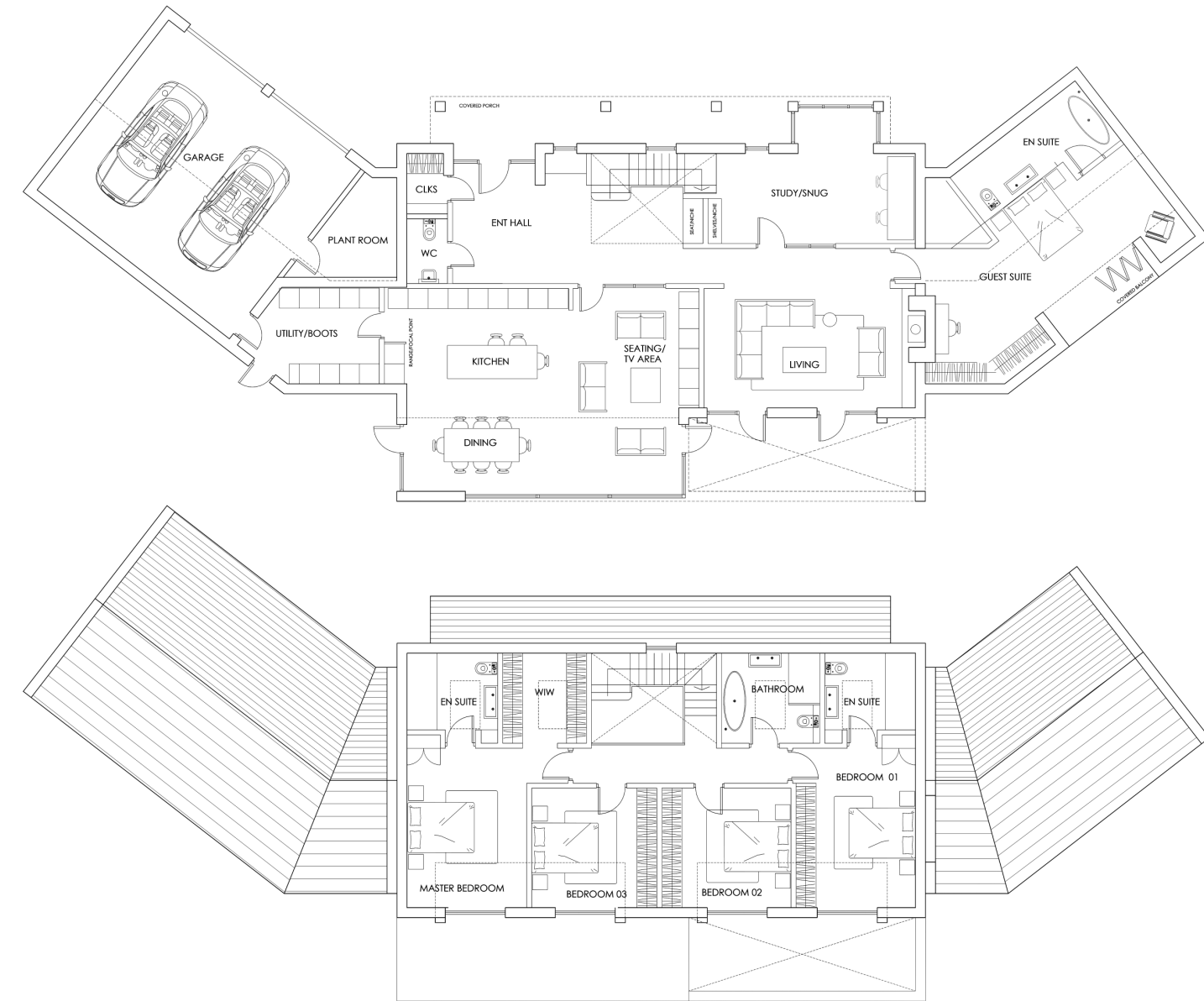
First Floor - First floor galleried landing | Master bedroom suite with walk in wardrobe | Large en suite bathroom/wc | Guest double bedroom with en suite shower room/wc | Two further double bedrooms | Family bathroom/wc | All bedrooms overlook the pond and private woodland

Design - The build design is 'high quality' Eco/low energy using passivhaus methodologies with mechanical ventilation heat recovery systems and air source heat pumps.

Services - Private spring water supply, mains electricity, and full Fibre Broadband located in close proximity to the plot.



PROPOSED - THE POND PLOT FLOORPLANS



PROPOSED SITE & LOCATION



- NOTES:
Do not scale from this drawing.
- Rotley Lodge Boundary - Circa 2.5 acres (Fishing Rights East - circa 1 mile)
 - Rotley Lodge Ownership
 - Shared Access/Right of Way - Shared Contribution
 - 1. Rotley Lodge
 - 2. Rotley Garden Cottage
 - 3. Plot 2 - Pond Plot
 - 4. Plot 3 - Barn Plot
 - Woodland Plot - Circa 1.4 acres (Fishing Rights West to Oakford Bridge circa 0.65 miles)
This parcel of woodland is retained by the current owner, however, may be available by separate negotiation and offered to the potential purchaser of Rotley Lodge or Plot 2.

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