

# THE BARN PLOT

Rothley Lodge | Hartburn | Morpeth | Northumberland



# rare!

From Sanderson Young

## Plot 3, The Barn 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 £200,000**

*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 0.42 acres
- Double garage and gardens
- Circa 300m<sup>2</sup>

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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), approximately 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 355m<sup>2</sup> and internal living accommodation of circa 300m<sup>2</sup>.

Ground Floor - Light and spacious reception hallway with galleried landing | Cloakroom and wc | Sitting room with full height glazed window to the front | Generous home office/study | Magnificent open plan kitchen/dining and living space with excellent natural light from the full height glazing to the front and side elevations and an integrated dual pitched rooflight | Utility room | Plant room | Double garage and internal store room

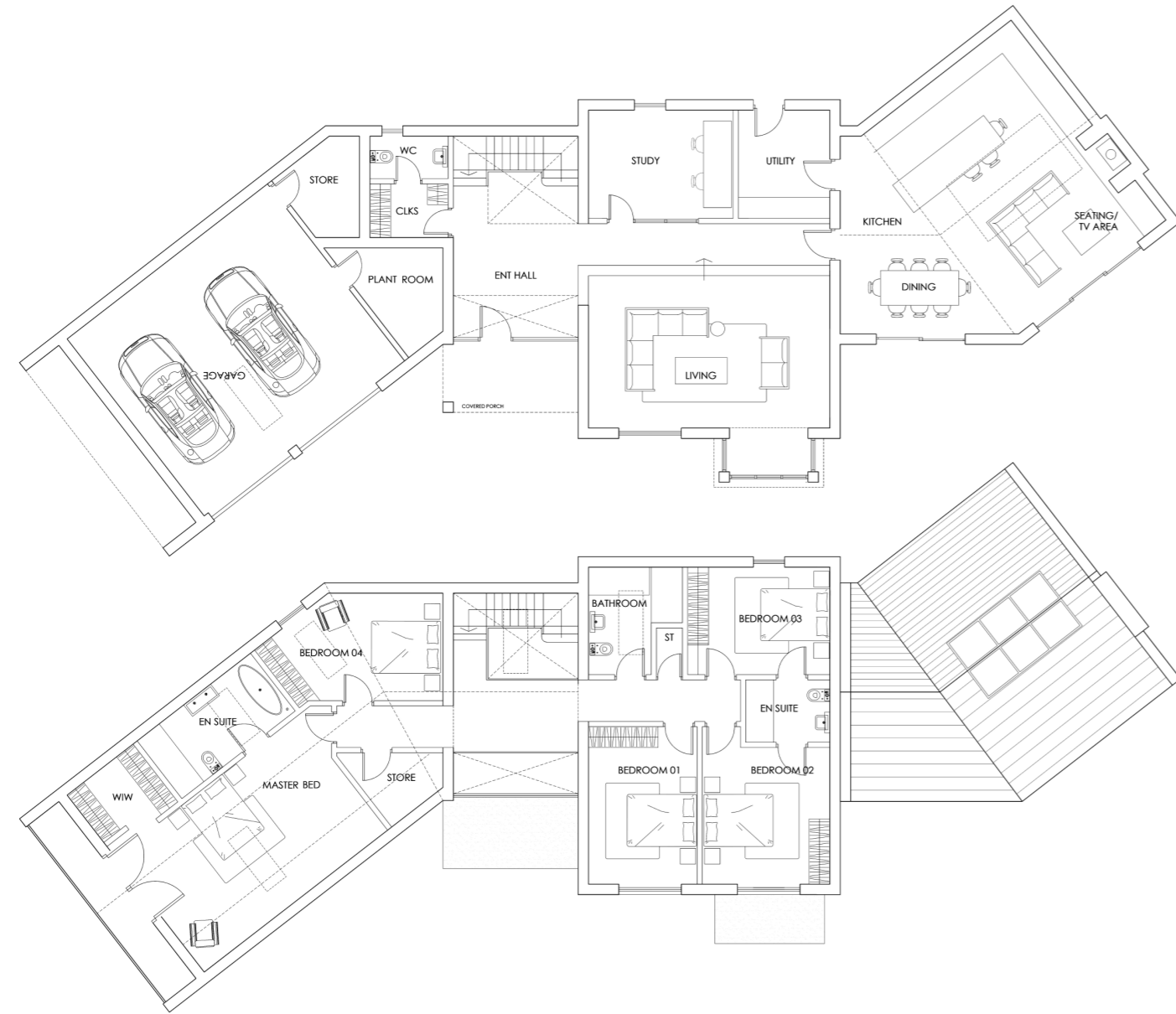
First Floor - Galleried landing over the reception hallway, with built in linen cupboard | Impressive master bedroom suite with a glazed side elevation opening to a private balcony looking West to catch the evening sunset, and a walk in wardrobe | Good size en suite bathroom/wc | Four further double bedrooms, two connecting to a Jack & Jill en suite shower room | Family bathroom/wc

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 BARN 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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