



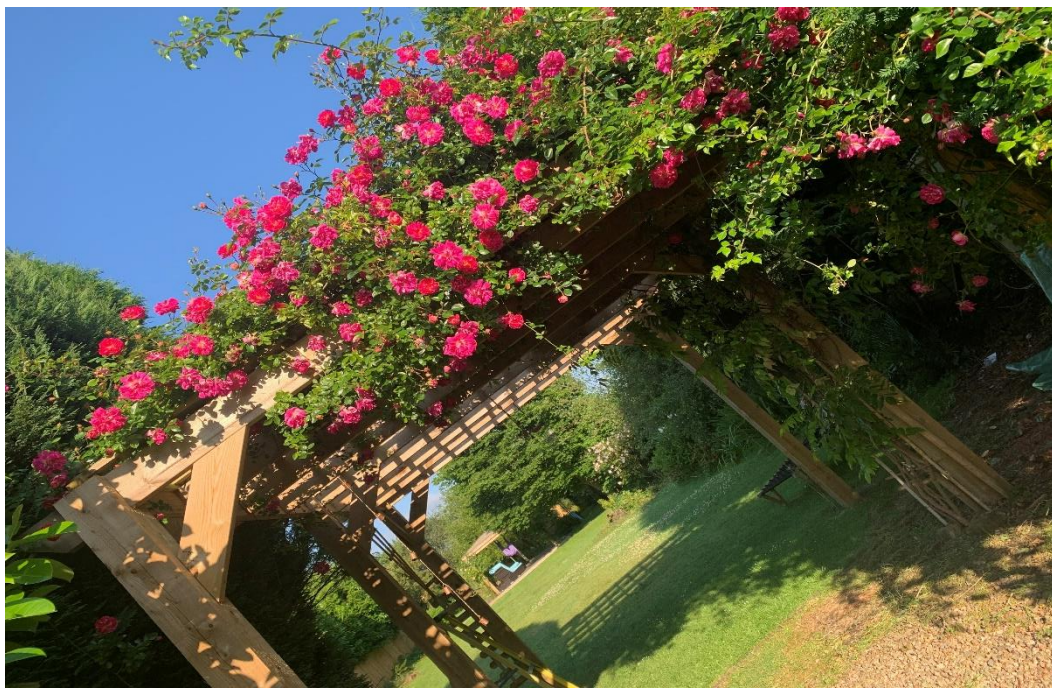
156 Western Way

Darras Hall



SANDERSON
YOUNG





156 Western Way, Darras Hall, Ponteland

156 Western Way Darras Hall, Ponteland, NE20 9LY

DEVELOPMENT OPPORTUNITY - Three bedroom detached bungalow with demolition order granted and full planning was received in 2020 (REF 20/04340/FUL) to create a substantial, four bedroom detached 'Ecohome'.

Occupying a garden plot of approximately 0.405 acres, this great development opportunity located on Western Way gives buyers to the chance to create a high specification, contemporary four bedroom detached home designed by Greatspace Architects in Hexham. The beautiful garden site is west facing with views over the countryside and fields to the rear, offering wonderful views and spectacular sunsets.

Built as an 'Ecohome', the proposed home will be finished with a thermal bridge free design, superior windows, mechanical ventilation with heat recovery, which will provide quality and sustainable insulation, and an airtight construction.



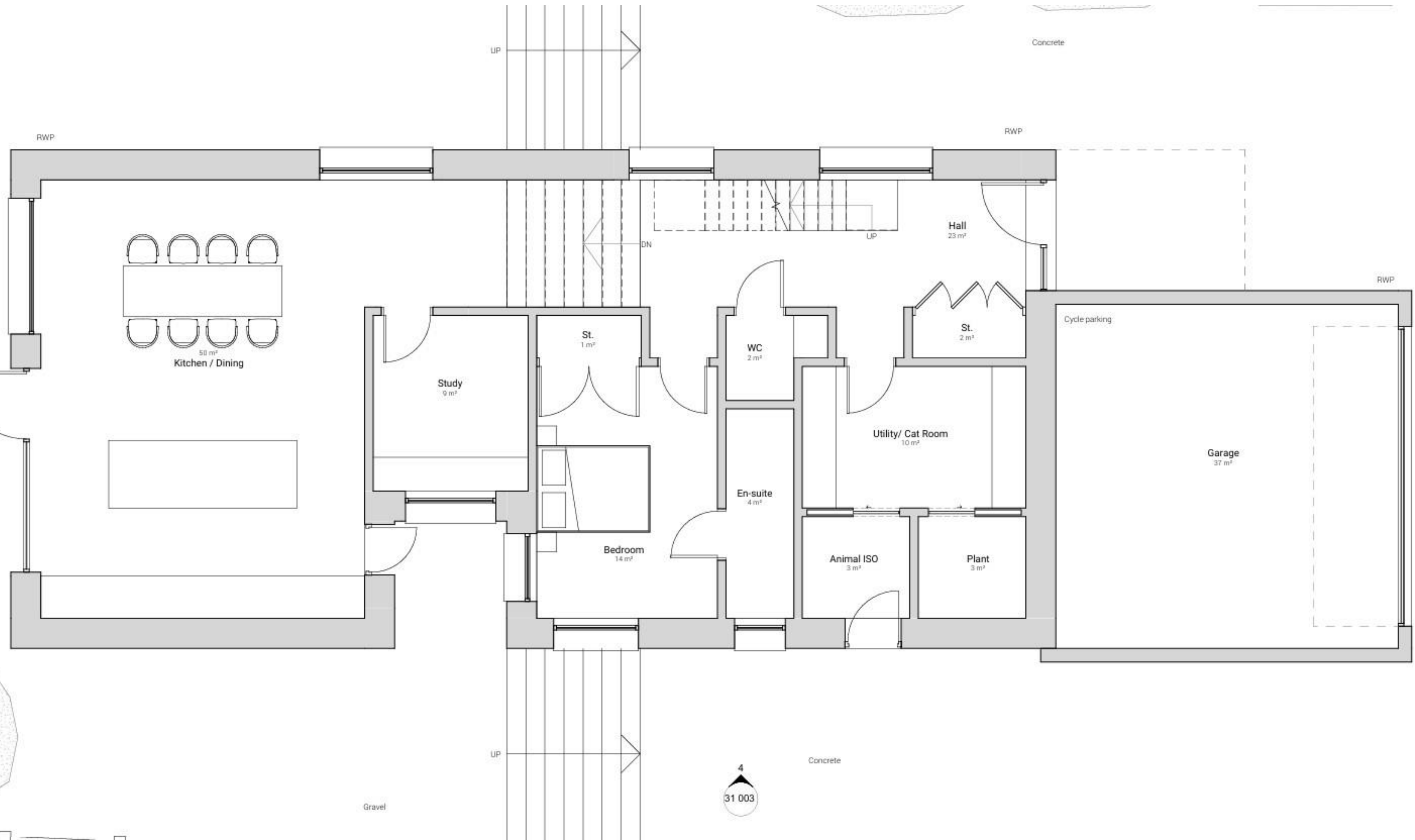
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Price Guide:

Offers Over £575,000





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4
31 003





Proposed accommodation is to include an entrance hallway with a store cupboard and a cloakroom WC, utility room, ground floor bedroom with ensuite, study, and a substantial open plan kitchen, dining and living area with a double height vaulted ceiling. To the first floor, there are three further double bedrooms all with ensuites and the master benefitting from a dressing room, as well as a living and sitting room with a balcony.

The current bungalow on the site is a three bedroom detached property providing kitchen, open plan lounge, dining area and a conservatory. A shower room and the master ensuite with bath and separate shower cubicle. There is also a double garage, garden shed and a large decked pergola at the end of the garden with a small stream running through.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

Agents note: Planning expired in September 2024



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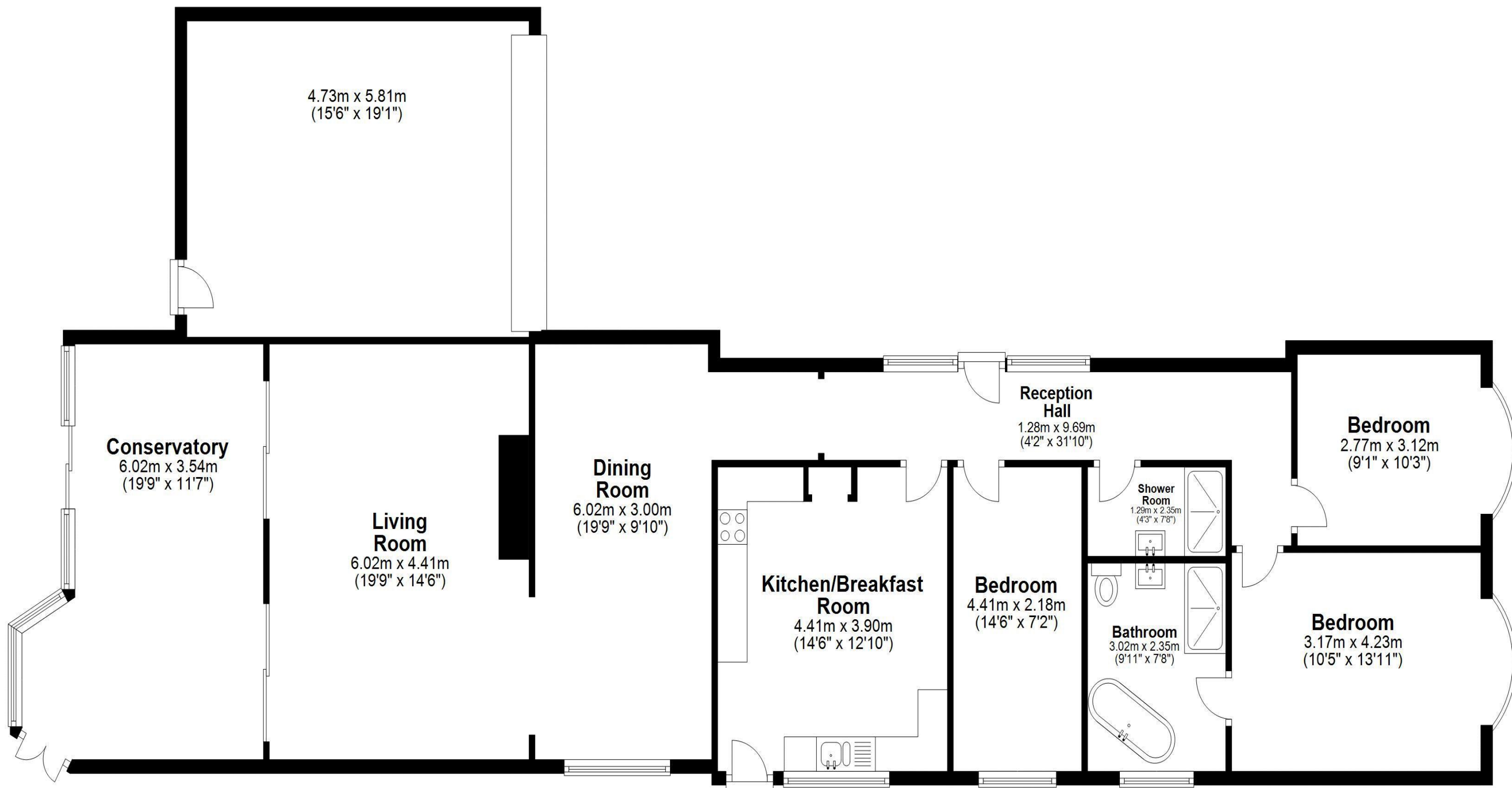






Ground Floor

Approx. 171.7 sq. metres (1848.7 sq. feet)



Total area: approx. 171.7 sq. metres (1848.7 sq. feet)

156 Western Way, Ponteland, -



Western Way, situated to the top of Darras Hall, provides good accessibility to The Broadway for local shopping facilities and Darras Hall First School, and is only a short drive into Ponteland Village with further cafes, restaurants, shops and outstanding local schooling.

A special opportunity to create a unique family home.

Please note: Planning expired in September 2024, but an extension can be obtained.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Current Energy Performance Certificate: Rating D

156 Western Way

Darras Hall, Ponteland



SANDERSON

