



# Rutland

The Avenue, Medburn









# Rutland

## The Avenue, Medburn, NE20 0JD

We are delighted to offer for sale a detached mature garden plot and bungalow site, set back from The Avenue in the heart of Medburn.

This very popular village, which has increased in number significantly in recent years, has the added benefit of having a newly laid and presented tarmacadam driveway running down The Avenue through the heart of village. The Avenue gives access to a number of high quality homes, many of which have been redeveloped recently, providing where small holdings have been in the past, for luxury detached new build houses to be constructed.

This is one of the last sites of a substantial size, providing approximately 1 acre of land surrounding the bungalow and a further 3.5 acres of land to the north, creating a significant opportunity for redevelopment.

**Price Guide:**  
Guide Price £2,000,000

 5  2  2  E







We are offering for sale the whole of the site, extending too circa. 4.5 acres, for redevelopment and giving the option for prospective developers and builders to consider retaining Rutland and building maybe 9 new houses or demolishing Rutland and creating 10 new houses on the 4.5 acre plot.

A recently small coppice of trees has been created to the north of the original Rutland house and it is possible that this may be able to be thinned or reduced in size in the future to create a larger open development site for the whole of the scheme.

A prospective application has been made to Northumberland County Council and the file notes are available indicating the general support for the Pre-App to back up a development of 10 new build dwellings on the location. The reports, which are available, give the view of the ecological impact assessment, as well as the biodiversity net gains strategy, and the overall guidance by the council on the consultation that has taken place to date.

The site is provided with mains water, electricity and drainage, and has good natural boundaries extending to the north of the property known as Rutland.



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# Rutland, Medburn



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LANDMARK INFORMATION Plotted Scale - 1:2000. Paper Size - A4



Please note - The site plan is for illustrative purposes and official plans will need to be provided by the solicitors





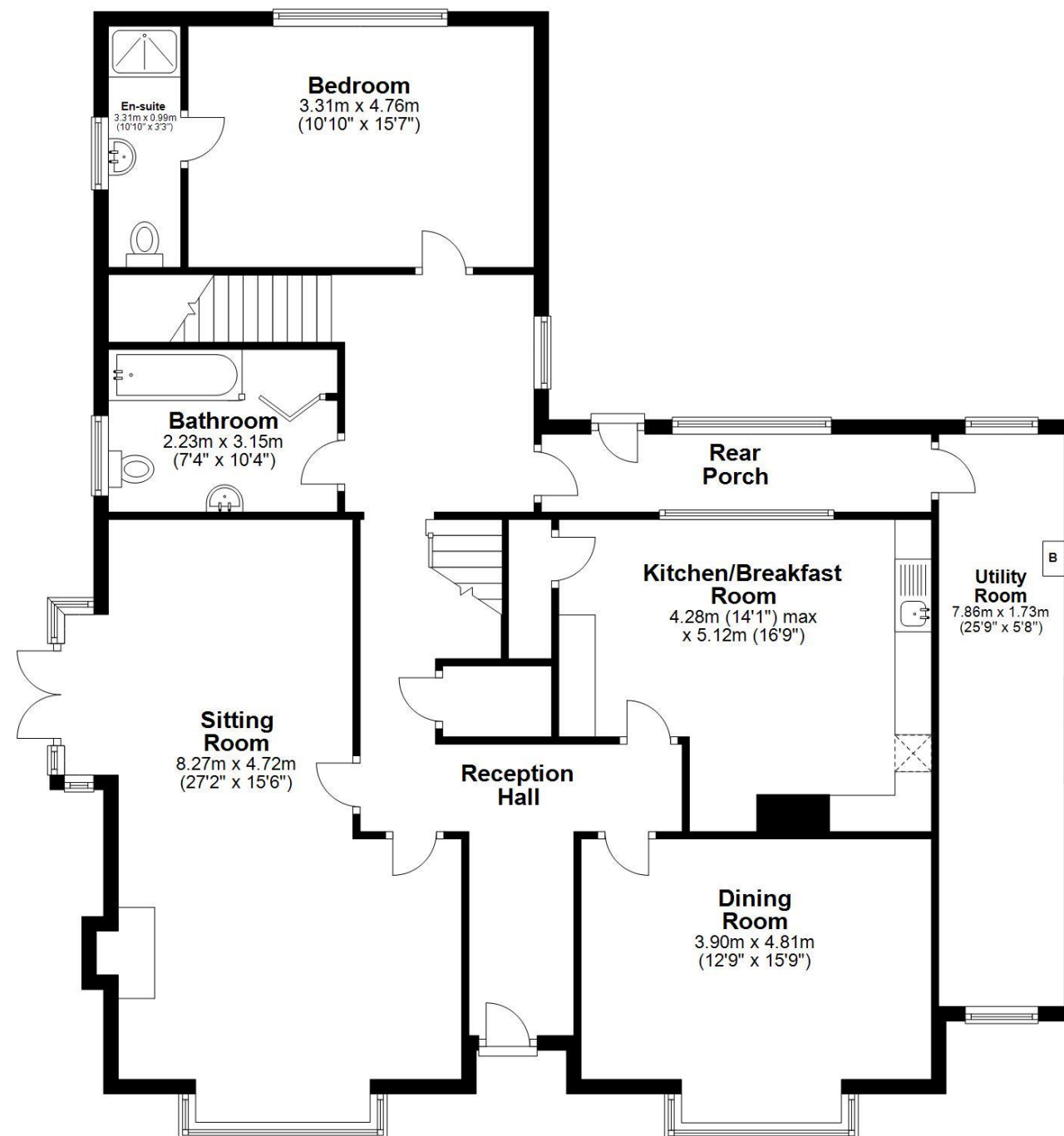
The site will easily accommodate 10 new build dwellings, which ideally would extend to circa 250m<sup>2</sup>- 300m<sup>2</sup> on generous plot sizes. The houses may also include 2-3 storey dwellings, with accommodation into the roof space, as well as separate garaging with good aspects to the west and northern elevations of the site as well.

We are seeking offers and written approaches for the whole of the property to sign an option to redevelop and purchase the site no later than Friday, 28th February 2025. Offers should be placed in writing to Duncan Young, Chairman, Sanderson Young, 95 High Street, Gosforth, Newcastle upon Tyne, NE3 4AA, or email [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk).

Full confirmation should be given in any written offer of the funds available to purchase the property and proof of those funds, alongside conditionality of any offer made.

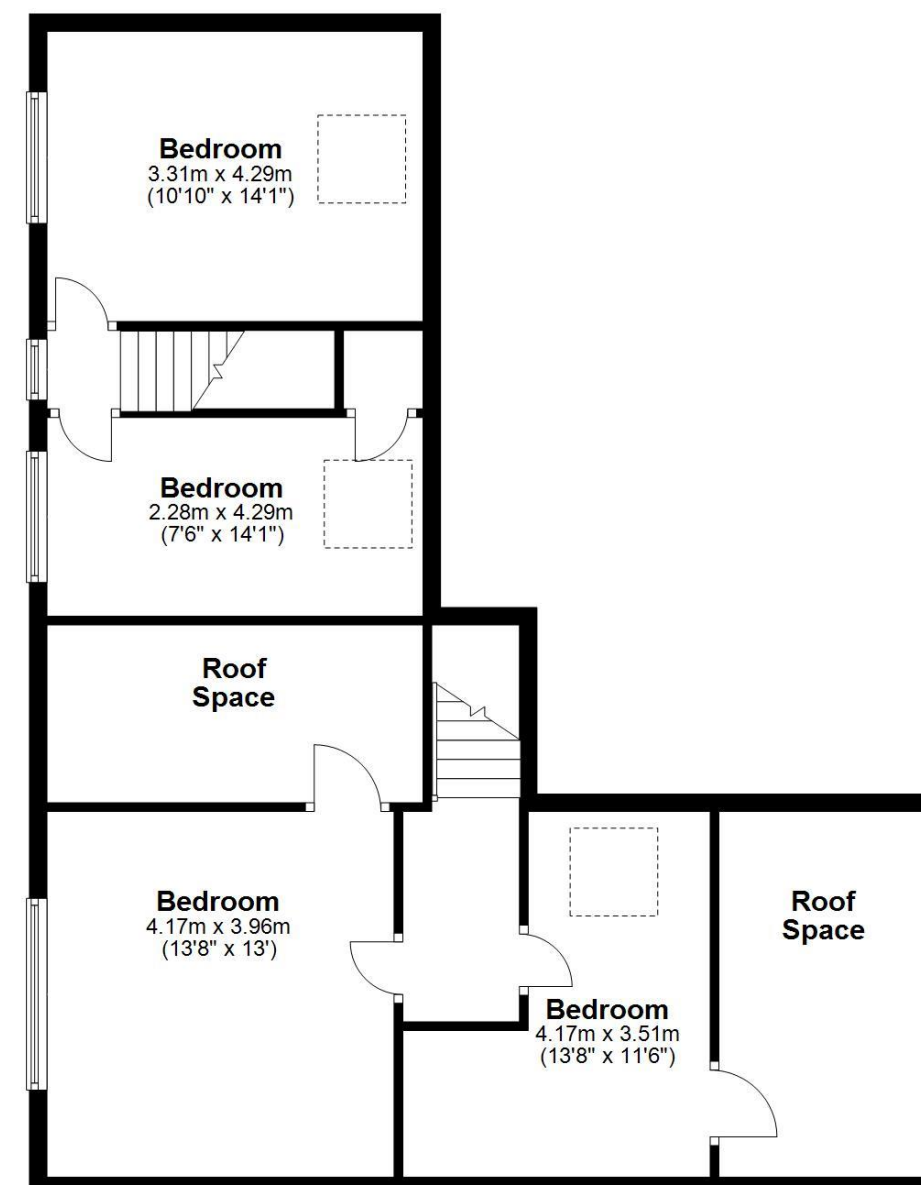
### Ground Floor

Approx. 149.4 sq. metres (1607.7 sq. feet)



### First Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



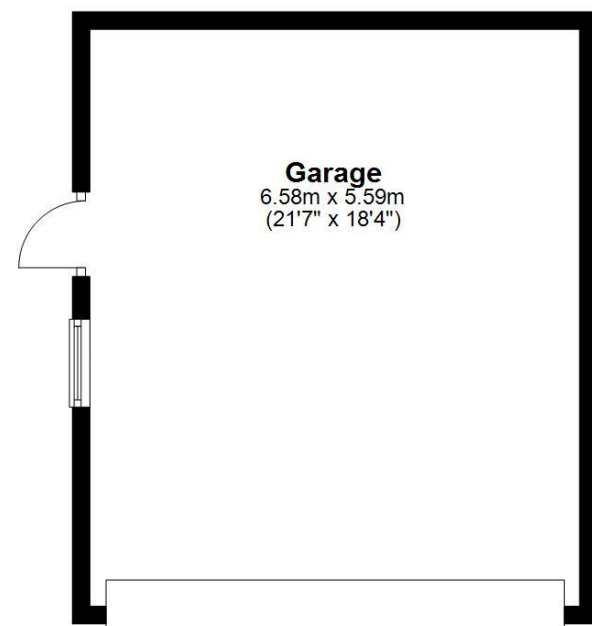
Main area: Approx. 221.5 sq. metres (2384.4 sq. feet)

Plus garages, approx. 36.8 sq. metres (395.8 sq. feet)

**Rutland, The Avenue, Medburn, -**

## Garage

**Main area: approx. 0.0 sq. metres (0.0 sq. feet)**  
Plus garages, approx. 36.8 sq. metres (395.8 sq. feet)



**Garage**  
6.58m x 5.59m  
(21'7" x 18'4")