



Northumberland
Properties

Blue House Farm, Nedderton

£1,500,000

Blue House Farm

- Full planning permission granted for six detached, architecturally designed new-build homes
- Exceptional rural development site extending to approximately 2.85 acres
- High-quality material palette including natural stone, slate and zinc standing seam roofing
- Mix of single-storey and two-storey dwellings replicating an original farm steading
- Grade II listed farmhouse (c.1716) with potential for conversion into 2 dwellings or 4 apartments
- Sought-after countryside location between Bedlington and Nedderton
- Strong GDV potential with significant uplift via heritage conversion
- Planning Reference: 24/02362/REM – Northumberland County Council



Located in attractive open countryside between Bedlington and Nedderton Village, the site provides a peaceful rural setting while still retaining excellent access to local amenities. A superbly designed, fully consented luxury rural development site combining modern new-build homes with compelling heritage value. With high-quality architecture, a desirable setting, and additional upside through listed building conversion, this site offers a standout opportunity for developers seeking both quality and profitability.

Viewings and site visits are available by appointment only.

Blue House Farm

Accommodation Overview

Council Tax band: B | Tenure: Freehold

Site Area: 2.85 Acres

Blue House Farm, presents an exceptional opportunity to acquire a substantial eight bedroom detached period home, with five reception rooms and two large family bathrooms, this home is set within an impressive plot, offering outstanding scope for a range of buyers. Its generous scale, character features and flexible layout create an ideal environment for family living, multigenerational households, or those seeking space to work from home with ease. Beyond the main residence, the land offers a rare chance for developers to acquire a fully consented, high-quality new-build development in a peaceful Northumberland setting. The site benefits from full planning permission for six detached homes, each forming part of an architecturally cohesive steading-style layout. The development has been thoughtfully designed to reflect the character and charm of the original farmstead, balancing heritage aesthetics with contemporary residential appeal.

Planning Status

- Reserved Matters Approval Granted – Ref: 24/02362/REM
- S106 Approved

Further supporting documents, layouts, and design information are available via Northumberland County Council's planning portal.

Location

GROUND FLOOR

Approximate total area

2226ft² | 206.9 m²



FIRST FLOOR

Approximate total area

2057ft² | 191.1m²



Blue House Farm

Design & Specification

The approved scheme demonstrates exceptional attention to detail, with an elegant, heritage-led approach that will strongly appeal to future buyers.

Approved materials and finishes include:

- Random coursed natural stone
- Natural slate roofing
- Zinc standing seam roofing and cladding
- Grey windows
- Grey timber-boarded doors

This carefully curated palette faithfully replicates the aesthetic of the original farm steading buildings, ensuring a visually cohesive and premium development.

The proposals include a mix of single-storey and two-storey dwellings, allowing flexibility in the target market and strong absorption rates upon sale.









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