

BRUNTON

RESIDENTIAL

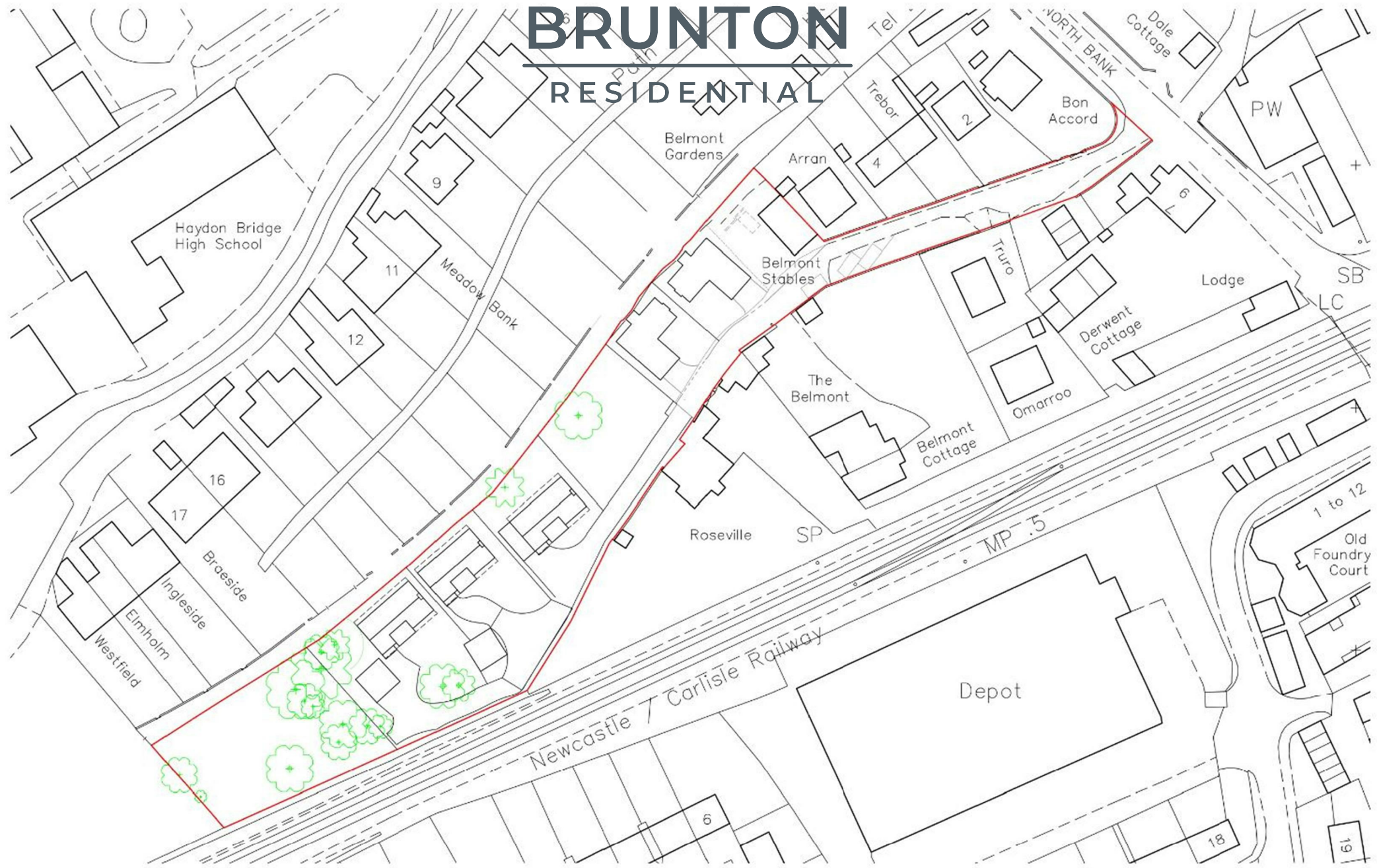


BELMONT, HAYDON BRIDGE, NE47

Price Guide £370,000

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Rev	Date	Description
1		As shown

The contractor must refer to the dimensions of the site and building, including levels, drainage, and other details, and ensure that all dimensions are indicated in the plan, do not scale.

This drawing is to be used with care, and should not be used for any other purpose without the written consent of the architect.

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1:50 @A2	0.5m 1m 2m
1:100 @A2	1m 2m 3m 4m
1:500 @A2	5m 10m 20m
1:1250 @A2	10m 30m 50m



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Client	Site Block Plan
Scale	1:500 @ A2
Date	Nov. 24
Drawn by	KD-BS-01



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This aerial photograph captures a residential landscape in Brunton. A large, central wooded area with trees in various stages of autumn foliage (greens, yellows, and browns) dominates the middle of the frame. To the left, a row of houses with light-colored walls and dark roofs is visible, interspersed with green lawns and some trees. To the right, a row of houses with grey roofs and stone walls is situated next to a large, open green field. In the bottom right corner, several parallel railway tracks run diagonally across the image. The overall scene is a mix of natural greenery and built-up residential space.



Brunton Residential are delighted to offer for sale this excellent residential housing development site, which offers granted planning permission for the construction of six, bespoke, energy efficient residential dwellings.

The site is perfectly located just off from North Bank, and is positioned to the South of Belmont Gardens, within the desirable village of Haydon Bridge, Northumberland.

Haydon Bridge is ideally situated within Northumberland, and provides many local amenities including several public houses, restaurants, doctors' surgery and shops. The village also benefits from a popular first school and a high school. Also located just 6 miles away to the west, is the beautiful and historic market town of Hexham, which offers further shopping facilities, amenities and outstanding schooling.

Haydon Bridge Railway Station is also placed just a short walk away offering excellent and regular transport links throughout the Tyne Valley and into both Newcastle City Centre to the East and Carlisle to the West.

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THE SITE

Planning permission has been granted for two, five/six-bedroom detached homes and three, four-bedroom detached dormer style bungalows.

Included within the permissions is also the conversion of a former stable building which will comprise of a three/four-bedroom detached home. This stable block is available via separate negotiation.

SCHEDULE OF DWELLINGS

The development will comprise:

- * 3 x four-bedroom detached dormer style bungalows with gardens and garage
- * 2 x five/six bedroom detached three storey houses with gardens and garages
- * 1 x detached former stable with three/four bedrooms with garden and parking (conversion)

Planning permission was granted for the dormer style bungalows in December 2016. Planning reference 16/00447/FUL.

Planning permission was also granted for the construction of the three storey detached dwellings in September 2011. As we understand the works have already been implemented this is still an extant consent. Planning reference T/20070418.

Change of use and conversion/extension of existing stable outbuilding to form one dwelling and creation of parking area. Planning permission was granted in April 2007 and work on the stables have already been implemented. Planning reference T/20050795.

It is advised that any potential interested parties should satisfy themselves to the site area, site conditions and development potential by making their very own site investigations and enquiries. We have been advised that water, sewerage, and electric connections are all available on site however, any interested parties should also satisfy themselves as to the capacity and location of these such services.

Further plans are available via the Northumberland County Council planning portal.

For further information please contact our Hexham team who will be able to arrange viewings of the site within daylight hours, however it is requested that details are registered with ourselves prior to any viewings taking place.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		