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***LAND FOR SALE WITH PLANNING PERMISSION* ALLENDALE ROAD, HEXHAM,**
Offers Over £425,000

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The land with planning permission at Hillfield presents a unique opportunity to build a stunning and contemporary new home and experience a rural lifestyle on the outskirts of the delightful market town of Hexham. With planning permission granted and in place (Northumberland County Council planning ref. 21/00256/FUL) for a modern, four-bedroom detached property, this superb site offers spectacular views over the surrounding fields.

The property sits on approximately 5 acres of land, which is ideal for developing a rural business or country lifestyle. Currently, the land is home to a successful alpaca farm, with potential to continue or explore new ventures. An agricultural tie is in place to maintain the character of the semi-rural location. A substantial modern American barn, which was erected in 2016 and measuring 13.3m x 10m, is also located on the site and can be flexibly sub-divided into further stables or units should it be required.

The planned Gross Internal Area (GIA) of the new property is approximately 216.2m², with 135.9m² to the ground floor and 80.3m² to the first floor. However, there is potential to adapt the design to deliver a dream home with a personal touch, subject to the necessary planning consents. Additionally, a high specification log cabin is available on the site, which was constructed by the current owners as a temporary dwelling.

This log cabin provides spacious and contemporary single-storey accommodation and lovely outdoor space with pleasant views across the land. It can serve as superb living accommodation on site whilst constructing the new build house, and there may be scope to extend the removal date to remain in place until the completion of the new build.

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The location of Hillfield is ideal for accessing all the amenities within the attractive and historic market town of Hexham. Hexham offers a full range of excellent amenities, including two supermarkets, independent shops, a leisure/sports centre, cinema, theatre, and a hospital.

The historic Abbey which is placed within the heart of the town, along with several other notable buildings, adds to the charm and heritage of the area. The delightful nearby village, of Corbridge, provides additional amenities and charm, while Newcastle City Centre is also located within easy reach.

For those with families, there are excellent schooling options in the area. The Sele First School has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years. The well-regarded Queen Elizabeth High School is within walking distance of Hillfield, and Mowden Hall Preparatory School is nearby, offering private education from nursery to 13 years. Several private day schools in Newcastle also offer school transport from Hexham.

AGENTS NOTE

The land is subject to an overage clause, which was set by the previous sale of the property, which is valid for a period of 35 years. If more than two residential properties are built on the land during this time, a clawback sum equivalent to 25% of the uplift in value will be payable by the new owners.

The site benefits from mains electricity, gas, water, and drainage.



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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		