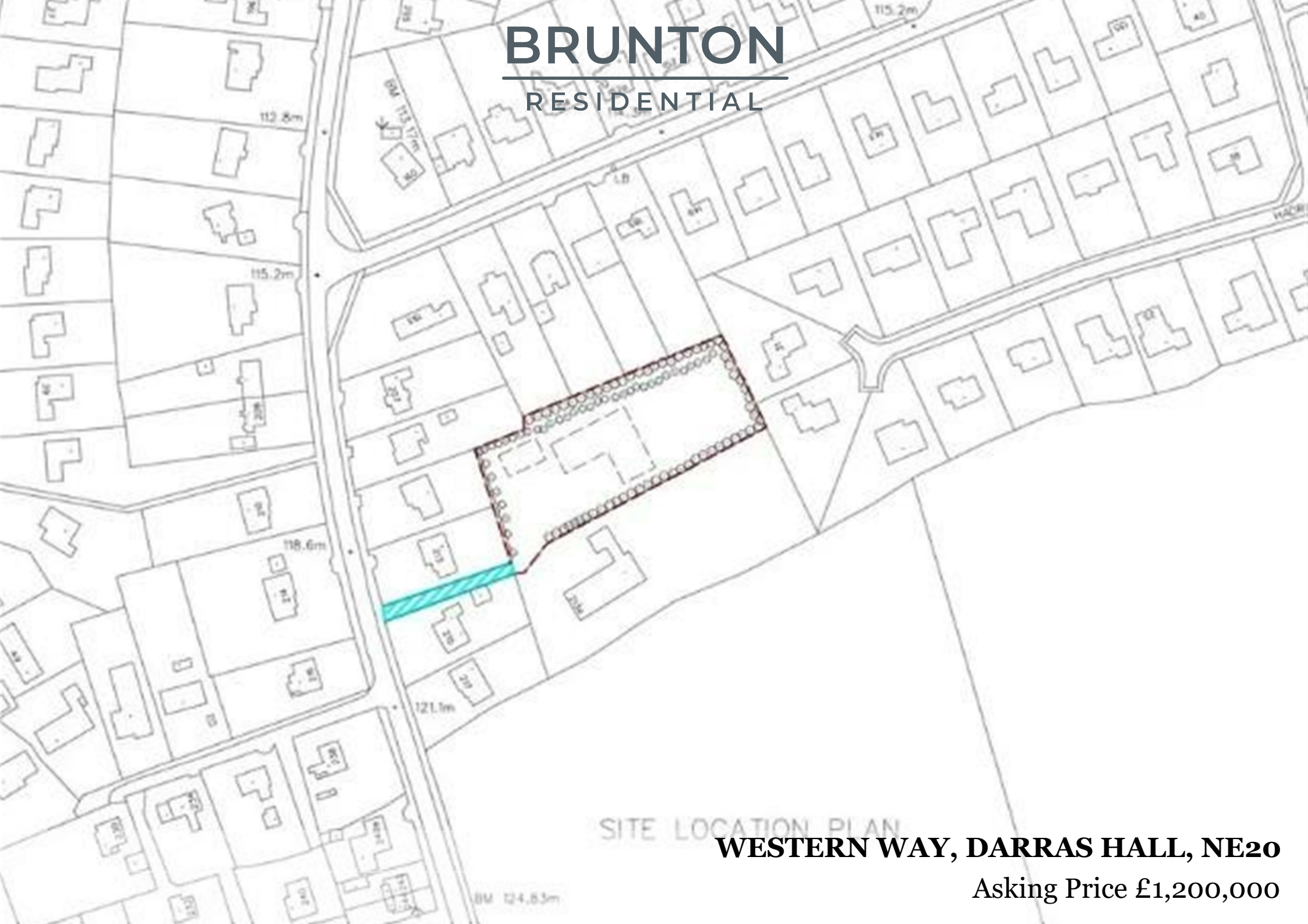


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RESIDENTIAL

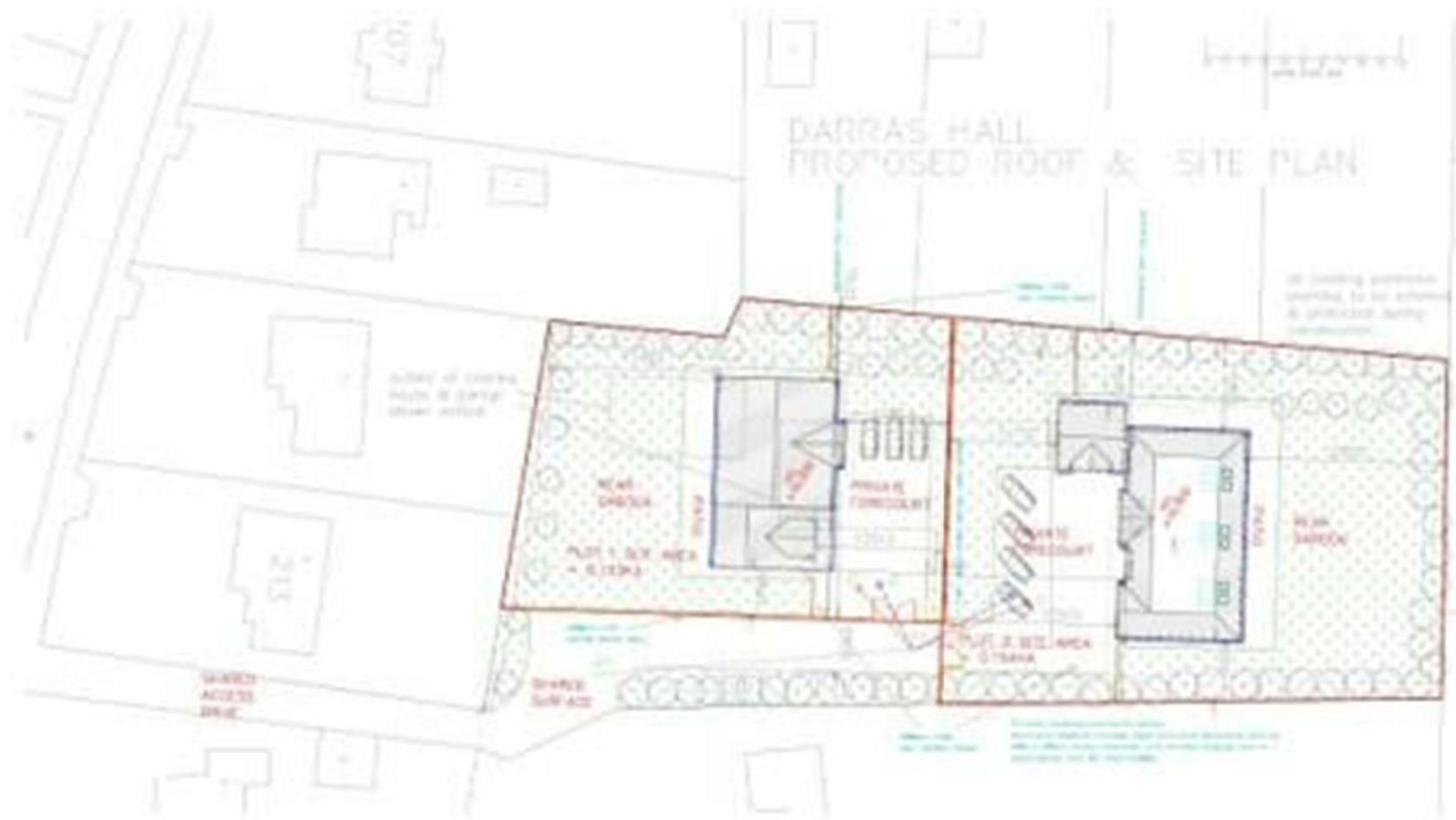


WESTERN WAY, DARRAS HALL, NE20

Asking Price £1,200,000

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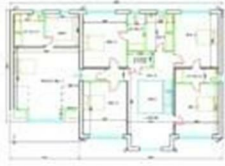
RESIDENTIAL



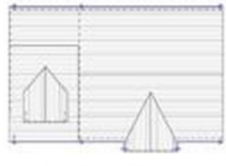
DARRAS HALL - PLOT 1 PLANS
 = 359.0m² (3864 sq.ft) = 398.6m² (4290 sq.ft) inc. Garage



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION (EAST)



PROPOSED SIDE ELEVATION (SOUTH)

MATERIAL SCHEDULE	
EXTERNAL WALLS - OFF WHITE SMOOTH RENDER	PITTED ROOF - GREY INTERLOCKING CONCRETE
BUFF FACING BRICK BELOW DPC	FLAT ROOF - DRY SINGLE PLY MEMBRANE
WINDOWS/DOORS - WHITE UPVC	ROOF/LIGHTS/LANTERNS - GREY UPVC
ROOF/LIGHTS/LANTERNS - GREY UPVC	GUTTER/DIPS - WHITE PLASTIC



PROPOSED REAR ELEVATION (WEST)



PROPOSED SIDE ELEVATION (NORTH)

DARRAS HALL - PLOT 2 ELEVATIONS



PROPOSED FRONT (WEST) ELEVATION

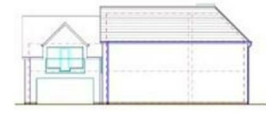


PROPOSED SIDE (NORTH) ELEVATION

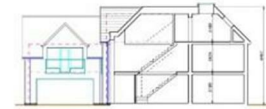


PROPOSED REAR (EAST) ELEVATION

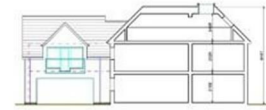
MATERIAL SCHEDULE	
EXTERNAL WALLS - OFF WHITE SMOOTH RENDER	PITTED ROOF - GREY INTERLOCKING CONCRETE
BUFF FACING BRICK BELOW DPC	FLAT ROOF - DRY SINGLE PLY MEMBRANE
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ROOF/LIGHTS/LANTERNS - GREY UPVC	GUTTER/DIPS - WHITE PLASTIC



PROPOSED SIDE (SOUTH) ELEVATION



PROPOSED SIDE (SOUTH) ELEVATION & MID SECTION



PROPOSED SIDE (SOUTH) ELEVATION & END SECTION



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Development Opportunity, Two Plots Available CIRCA 0.93 Acre Combined, Demolition Order
Granted For Existing Bungalow, Plot 1 Proposed Property Approximately 4290sq Ft, Plot 2
Proposed Property Approximately 7437sq Ft Plus Annexe 557sq Ft.

This excellent development opportunity is situated close to excellent amenities including shops,
leisure facilities, superb schooling for all ages and transport links. Newcastle International Airport
is a short drive away, and the location is convenient for commuting into Newcastle City Centre.

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This unique opportunity offers a lucrative development, to create two generous luxury homes, in a highly desirable location. The combined plots measure approximately 0.93 acres combined.

More details can be found on the Northumberland County Council Planning Portal using reference 23/04634/FUL.

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TENURE : Freehold

LOCAL AUTHORITY : Nortumberland
County Council

COUNCIL TAX BAND :

EPC RATING :



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	