



Holybush Sawmill
Hexham, NE46 1UD

youngsRPS 

Holybush Sawmill

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Holybush Sawmill enjoys a sublime setting on the crest of the valley with stunning views to the west. The substantial plot near to the highly desirable village of Corbridge, has planning permission for two residential properties that are utilising the footprints of the existing buildings. Planning reference 20/04251/FUL

- Planning reference 20/04251/FUL
- Stunning views
- 1.7 acres
- Shared driveway
- Woodland setting
- Development opportunity
- Two residential properties
- Near Corbridge

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Youngs Hexham 01434 608980





DESCRIPTION

The development occupies a generous 1.7 acre site on the verge of Holybush Wood. The site enjoys an open and expansive view to the west which should be enhanced further as the development takes place. The development has full planning permission (20/04251/FUL) for the creation of two generously proportioned homes that will enjoy equally spacious south facing gardens that will again benefit from the woodland setting on offer here.

The development has a shared driveway with access being retained for forestry vehicles to pass over the initial northern area of the site into the woodlands beyond. The larger property is a 5 bedroom detached home that will have the majority of the woodland site, the smaller 4 bedroom property will occupy the front section of the site and the lower level garden.

LOCATION

The development at Holybush is situated 3.5 miles from both Hexham and Corbridge. The Main market town of Hexham offers a full range of retail and leisure facilities as well as major supermarkets and professional services. Hexham train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are



regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

SERVICES

Mains water and electric are connected to the existing properties.

PLANNING PERMISSION

Northumberland County Council planning reference – 20/04251/FUL

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

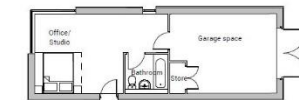
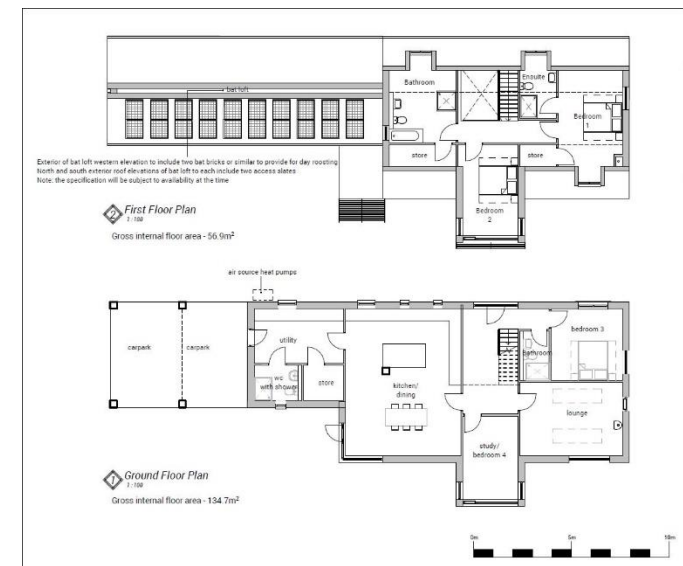
The development site is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

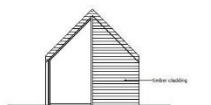
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



Ground Floor Plan
1:100
gross internal floor area - 46.50m²



East Elevation
1:100



South Elevation
1:100



West Elevation
1:100



North Elevation
1:100

