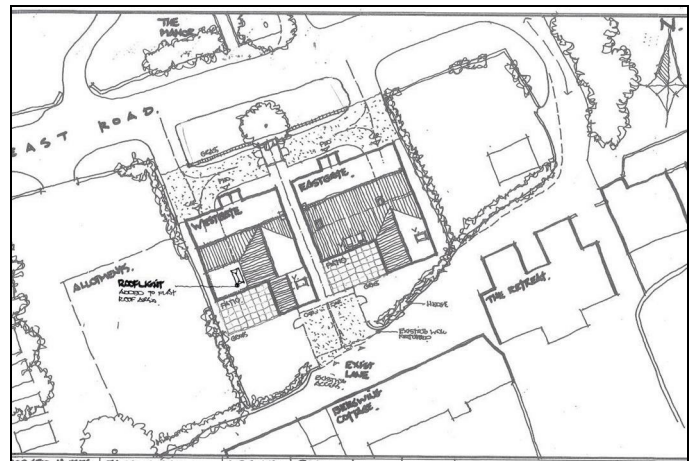


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**EASTGATE & WESTGATE EAST ROAD LONGHORSLEY NE65 8SY**



- Building Plot With Planning Permission
- Services To Edge Of Site

- Planning For Two 4 Bed Detached Properties
- Planning Ref:- 20/01490/VARYCO

**Price £230,000**

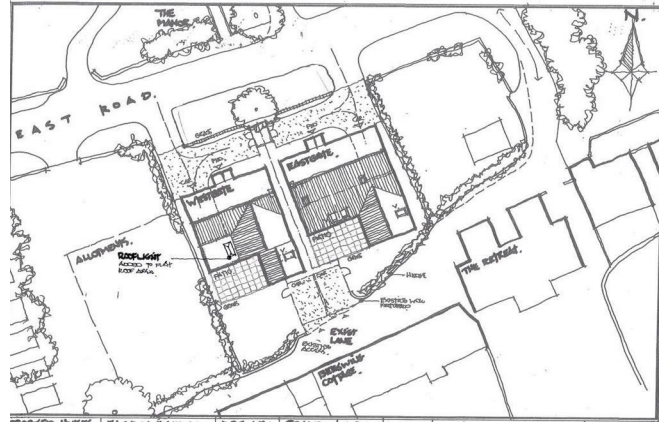
# EASTGATE & WESTGATE EAST ROAD LONGHORSLEY NE65 8SY

An opportunity to purchase this building plot within the heart of this very popular Northumbrian village, approximately seven miles north west of the market town of Morpeth. Longhorsley is a well regarded village with a good range of local amenities including a popular pub/restaurant, first school and local shop.

Further Town centre amenities including schooling for all ages are available within Morpeth and convenient access for commuting locally or further afield via the A697 running through the village or the A1 which is also easily accessible.

Planning Permission has been granted for the construction of two four bedroom detached dwellings of stone and slate construction with further details available on Northumberland County Councils planning portal ref:- 20/01490/VARYCO.

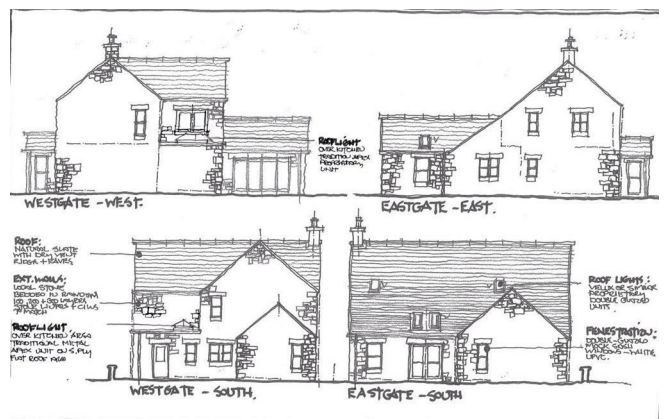
## SITE PLAN



## FRONT ELEVATIONS

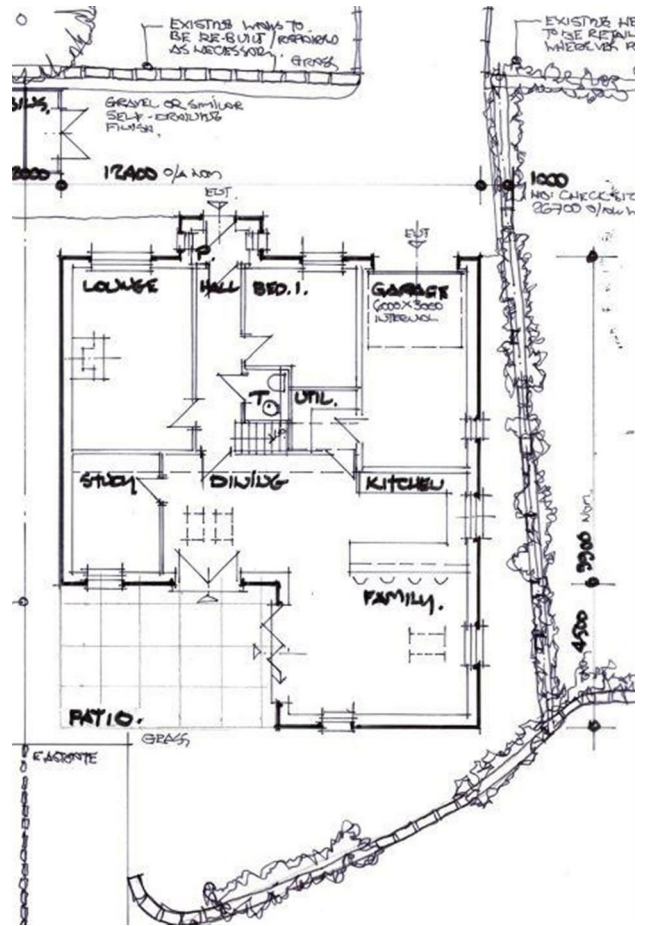


## SOUTH ELEVATIONS

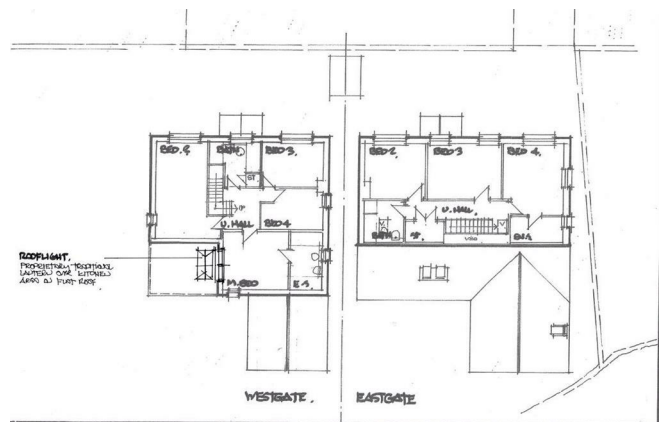


# EASTGATE & WESTGATE EAST ROAD LONGHORSLEY NE65 8SY

## GROUND FLOOR



## FIRST FLOOR



## SERVICES

We are advised by the seller that mains drainage is situated in the rear lane and water and electricity are laid on to the edge of the site.

## DIRECTIONS

On entering the village from the south on the A697 turn right into East Road at the crossroads shortly after the Shoulder of Mutton pub. Proceed along East Road and the site is on the right hand side.

16E23AOAO

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

## TENURE

We understand the site to be freehold.

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## PLANNING PERMISSION

# **EASTGATE & WESTGATE EAST ROAD LONGHORSLEY NE65 8SY**

For more information on the approved planning permission please visit the Northumberland County Council Planning Portal - <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=dates&keyVal=QAIM8CQSGD300>

We understand the planning permission expires on the 13th August 2025. Information obtained from NCC planning portal January 2024.





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