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PROPERTIES

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Healey | Riding Mill | Northumberland

Healey Sawmill









Property in Brief

Sawmill | Outbuildings | Around 0.7 Acres in All

The Land

Once a traditional sawmill, the site now comprises a range of agricultural outbuildings situated in the scenic Tyne Valley countryside. Covering approximately 0.7 acres, this development site presents a promising opportunity in a picturesque rural setting, with convenient access to nearby regional centres.

Planning permission has been granted for the demolition of the existing buildings and the conversion and extension of the existing sawmill building into a four-bedroom dwelling. CGI images provide an impression of a striking contemporary home set amidst stretching woodland and Northumbrian countryside. Initial plans from the architect are available for download as a proposed illustration of the dwelling.

The plot also includes a second sizable building, which, while not eligible for residential conversion, offers versatile potential for various uses. It could serve as a spacious garage, a home office, a creative studio, or even be adapted for private stabling/equestrian facilities.

Agents Note

Additional land potentially available through separate negotiation.









Local Information

Healey is a rural estate and civil parish, situated between Riding Mill to the north and Slaley to the south. Riding Mill is a popular commuter village in the Tyne Valley and offers a good range of local amenities including a pub, two active village halls, churches for various denominations, an extensive selection of clubs and societies, a tennis club and a small village deli and café. Nearby Corbridge provides excellent everyday amenities, with a variety of shops, while Matfen Hall, Close House, and Slaley Hall offer top-tier leisure facilities. Hexham, a historic market town, offers additional professional, retail, and recreational services. Newcastle City Centre is also within easy reach, providing extensive cultural, educational, and shopping opportunities.

For schooling there are First Schools in Riding Mill and Corbridge, with a Middle School in Corbridge, while senior schooling is offered in Hexham. In addition, Mowden Hall Prep School is situated just outside Corbridge together with several private day schools in Newcastle.

For the commuter the A68 and A69 give excellent access to Newcastle to the east and Carlisle to the west. There is a railway station in Riding Mill which provides services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities north and south. Newcastle International Airport is also very accessible.

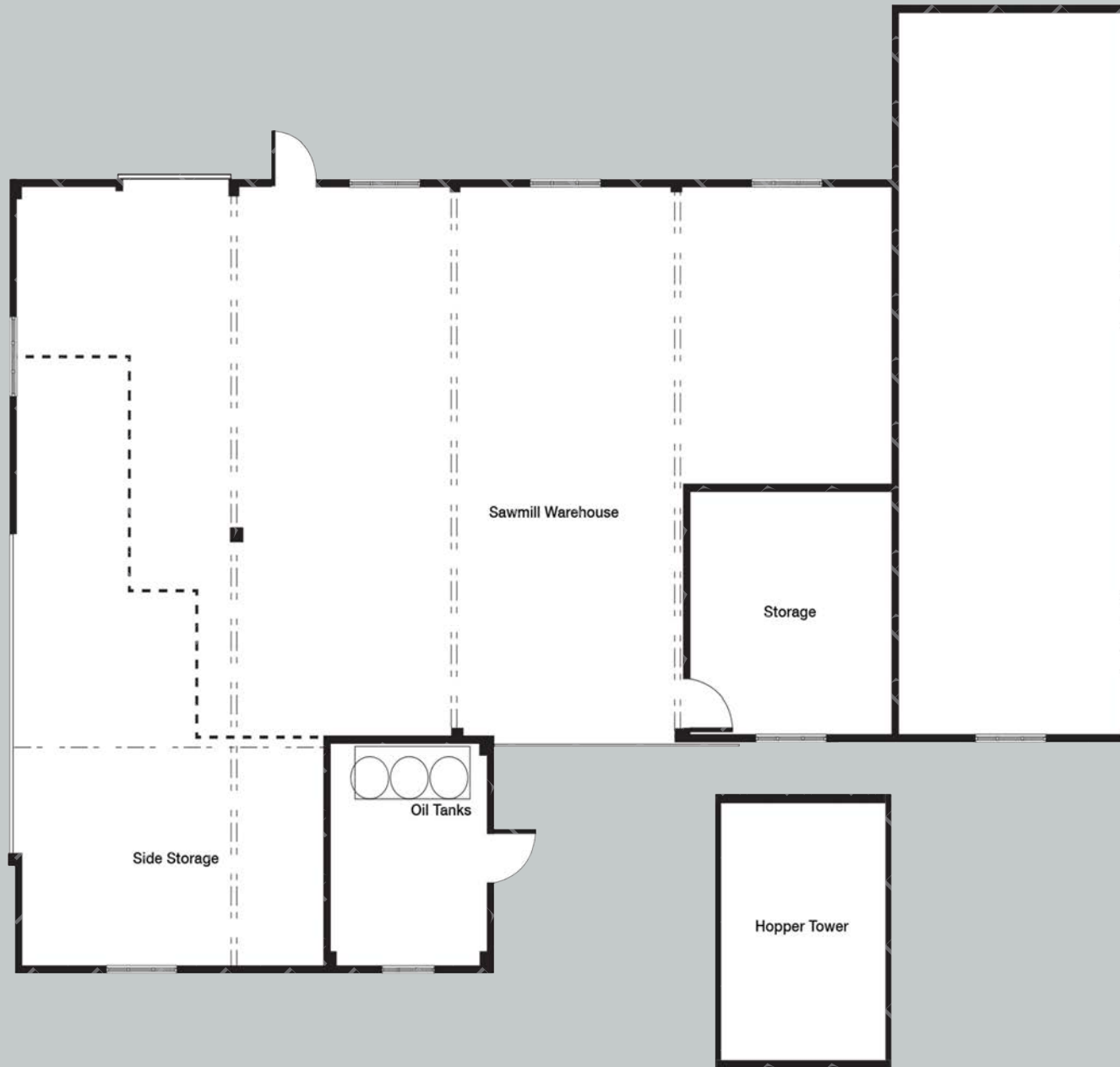
Viewings

Viewings are strictly by appointment. Do not enter any part of the land without prior consent and/or accompaniment by the selling agent.

Health and Safety

Given the potential hazards of the site; we ask you to be as vigilant as possible in making your inspection for your own personal safety.

Floor Plans



Building Plan - as Existing
Ground Floor



Garden

Turning forecourt
(Porous paving)

Garden

Parking x 3

Porous paving



Garden

New tree planting
& hedge screening

KEY

- 1 Main entrance > lobby
- 2 Cloaks
- 3 Lounge
- 4 Dining
- 5 Kitchen / Breakfast bar
- 6 Utility
- 7 Secure cycle storage
- 8 WC / En-suite
- 9 Bedroom
- 10 Wardrobe
- 11 Terrace

P4.2 Building Plan - as Proposed

Miller Partnership Architects

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PLANNING

Drawing Number	Rev	Drawing Content	Scale	Date	Project
P4	-	Building adaption - Plans & Sections	1: 100 / 1:50 @ A1	July 2024	101.256 Conversion of Healey Sawmill

Google Maps

what3words



///infinite.tearfully.thatched

Wayleaves, Easements & Rights of Way

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

Services

We advise all parties to make their own enquiries regarding connections to services. In the village of Healey there is mains water and electricity.

Postcode

Tenure

N E44 6BJ

Freehold

Viewings Strictly by Appointment

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