



Residential Development Site

Land at Augusta House, Hepscott, Northumberland NE61 6LX

- Rare Development Opportunity
- Pre-Planning Application Granted
- Proposal for a Four-Bedroom Detached House
- Site Area 0.227 Acres (0.092 Hectares)
- Well Maintained Site
- Located within the Affluent Picturesque Village of Hepscott
- Stunning South Facing Views

Offers in the Region of £199,950

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Location

The site is located in the heart of the sought after village of Hepscott, Northumberland. This affluent village is circa 2.5 miles from Morpeth which has a superb range of Town Centre amenities including a wide range of high street and local businesses, cafes, bars and restaurants along with health and leisure facilities and excellent transport links to the A1 and East Coast Main Line.

Description

Rook Matthews Sayer are delighted to bring to the market this development plot with stunning views overlooking the countryside. The site has well maintained grass surface surrounded by mature woodland, it is accessed via a double gateway from the road.

Proposal

Propose to split property garden, to allow the sale of the land with the intention of allowing for a self build 4 bedroom house. The plot would have its own access from the road which runs from Field House Lane.

Summary

This is a unique opportunity for someone who wants to build their own home in the quiet leafy village of Hepscott with fields to the south and east of the plot.

The pre planning app is not available in the public domain but if people are interested then we should give them the submission and the response from the Council.

Site Area

0.092 Hectares (0.227 Acres)

Planning Reference

24/00324/PREAPP (10th June 2024)

Tenure

Freehold

Price

Offers in the region of £199,950

Viewing

Strictly by appointment through this office.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I043 (Version 2)

Prepared: 5th July 2024

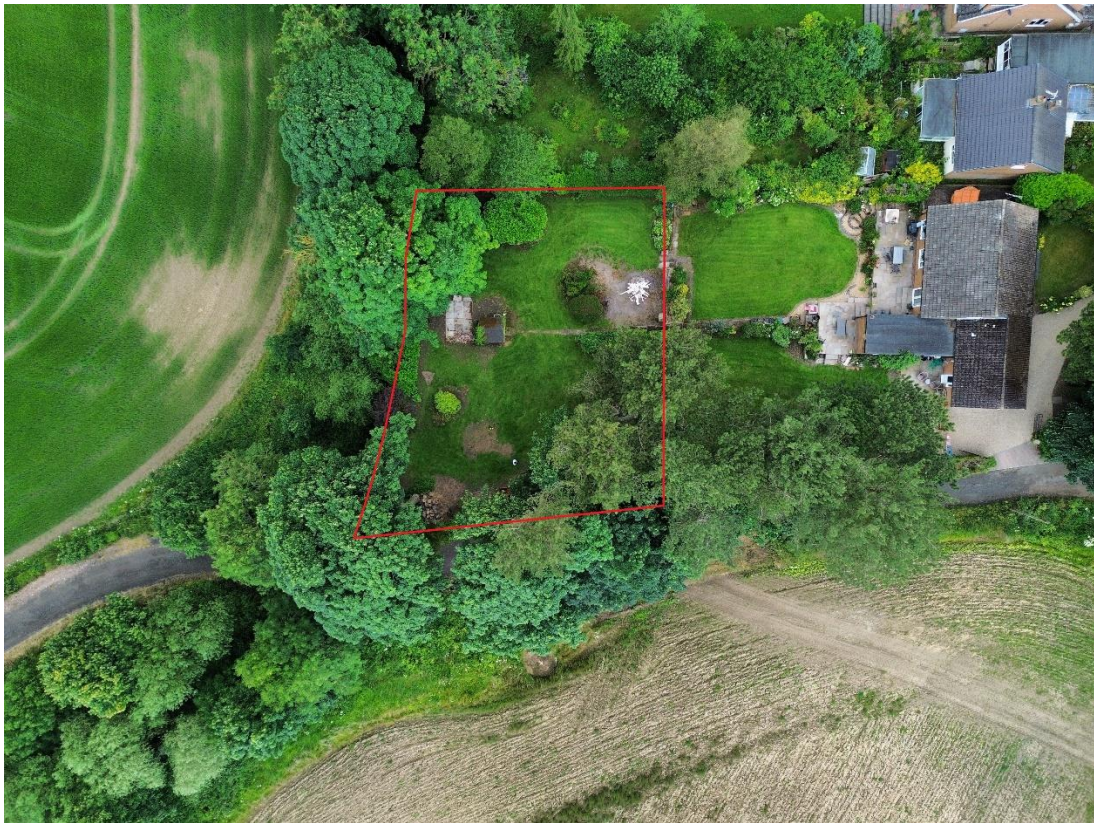
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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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For Pre-Application Advice	
HOUSEPLANS DIRECT	
www.houseplansdirect.co.uk 01432 856409	
The Ballingham Pre-Planning Package	
Illustrative 3D Views	
Issue No:	0001
Issue Date:	March 2024
Project No:	PRE01



1 00 Ground Floor
NTS

2 01 First Floor
NTS

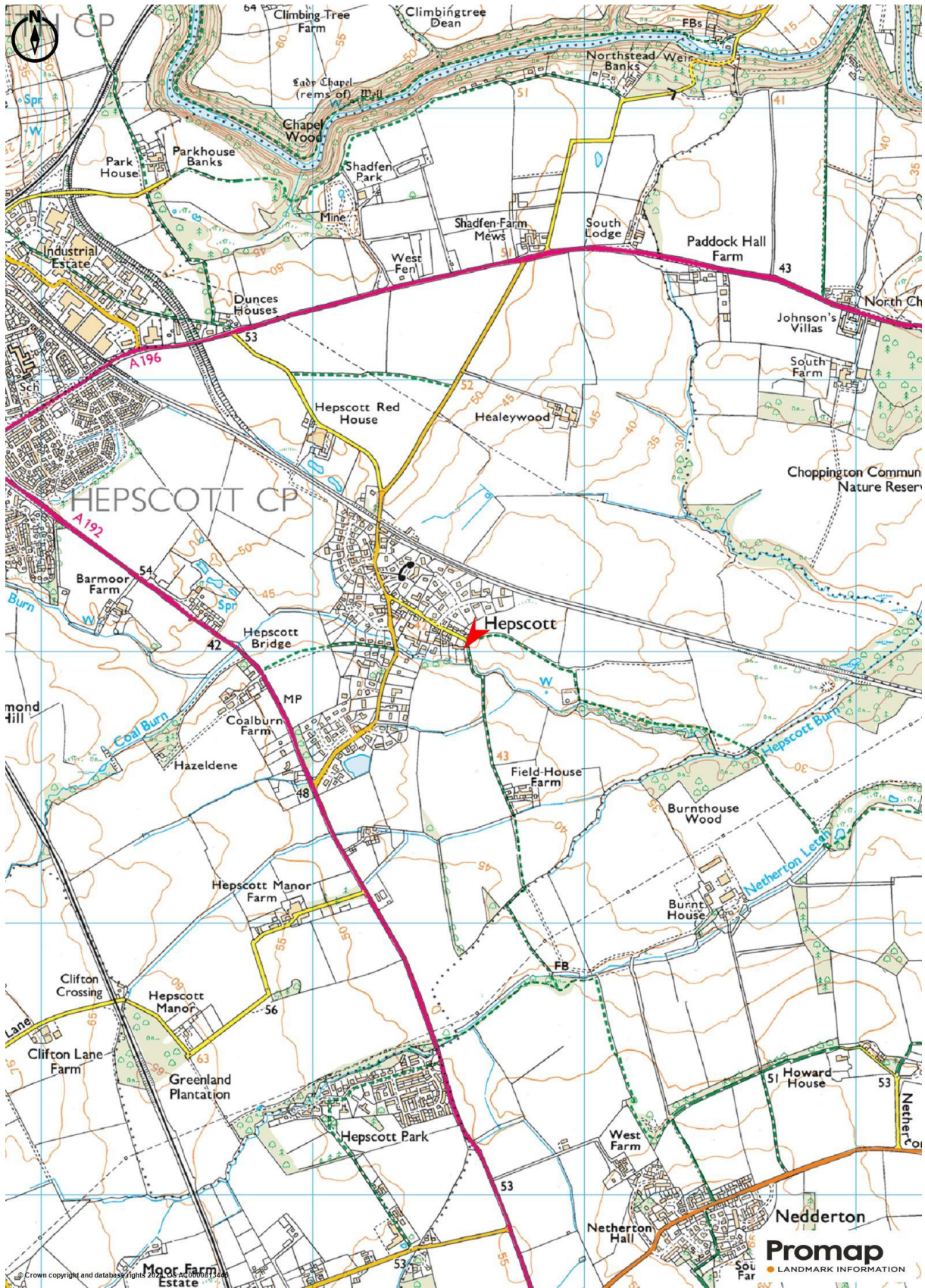
Elevations and floor plans shown are illustrative only, in the interests of demonstrating possible design concepts. Further detailing to be provided in the event of a full application. (c) Houseplansdirect Limited. All rights reserved.

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HOUSEPLANS DIRECT	
www.houseplansdirect.co.uk 01432 856409	
The Ballingham Pre-Planning Package	
Typical Floor Plans	
Issue No:	NTS
Issue Date:	March 2024
Project No:	PRE03

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