



RAM WOOD

WHITTON

NR ROTHBURY

£300,000

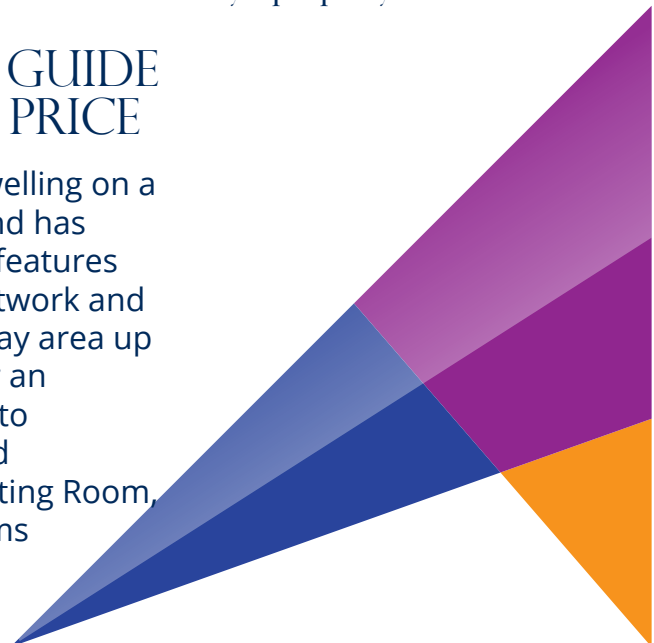
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An exceptional opportunity to build a single detached dwelling on a site extending to approx. 0.35 ha (0.9 acre). The woodland has remains of an early-mid 18th century garden with water features which is to be restored to include its historic footpath network and the introduction of new gravel surfacing from the driveway area up to the house. Planning Permission has been granted for an architect designed house, Gross Internal Area extending to approximately 230 square metres (2,500 square feet) and incorporates a Central Hall, open-plan Kitchen/Dining/Sitting Room, Utility, Cloakroom, Plant Room, 3 Large En-Suite Bedrooms (one at ground floor level) and single integral garage.



Whitton

Whitton is approximately half a mile south of the popular market town of Rothbury. Rothbury known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town on the River Coquet equidistant from the larger towns of Alnwick and Morpeth. The town still reflects prosperity of the late Victorian era, brought about then by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Craggside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services/community hospital and a full range of local shops. A recently opened Shell petrol forecourt in Thropton is but a mile away.

Ram Wood

Ram Wood is referenced in the Whitton Conservation Area Character Appraisal as having historical significance as the venue of a former 18th century pleasure garden belonging to the Medieval Grade II* listed Pele Tower which lies to the south of the site. This native woodland site is unique containing the remains of a small water garden complete with cascade and two ponds.

Planning Application 23/03982/Ful (29th January 2024)

Detailed planning is in place to create a two storey detached dwelling, the construction of which is restricted to random natural sandstone walls similar to the stone quarried in Northumberland together with zinc standing seam cladding (green in colour). Triple glazing throughout, and rainwater goods in a complementary green.

Services

Mains water, drainage and telecoms are available nearby.

(Northern Power Grid New Connection Team 0800 011 3433).

Buyers are advised to make their own enquiries of relevant Utilities Providers

Restoration of Historic Garden

A requirement of the Planning Application includes the restoration works to the historic garden; comprising a series of conservation initiatives relating to built elements contained within the site. These include the ornamental cascades, stream, pond, footpaths, and earthworks. Further planting and vegetation management, in addition to what has already taken place, is also proposed to reinstate the original intended design of the garden. This has been partially accomplished by the recent clearance works, such as reopening the view from the central glade towards the pond, but further works are proposed to reinstate its appearance of 'managed naturalism' so typical of the 18th century.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Postcode

NE65 7RL

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents. There are areas of the site that should be navigated with care.

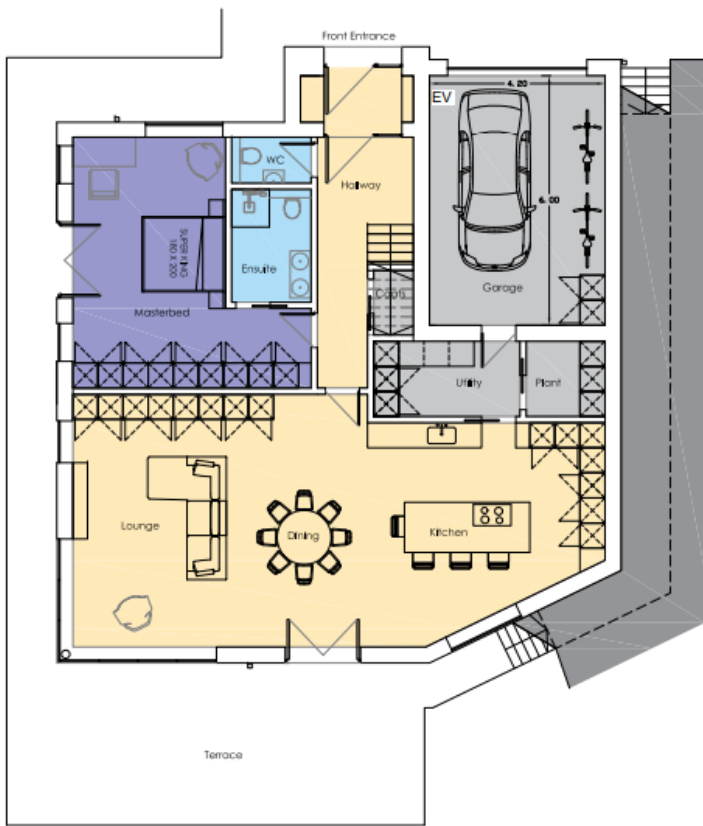
Location

For detailed directions please contact the selling agents.

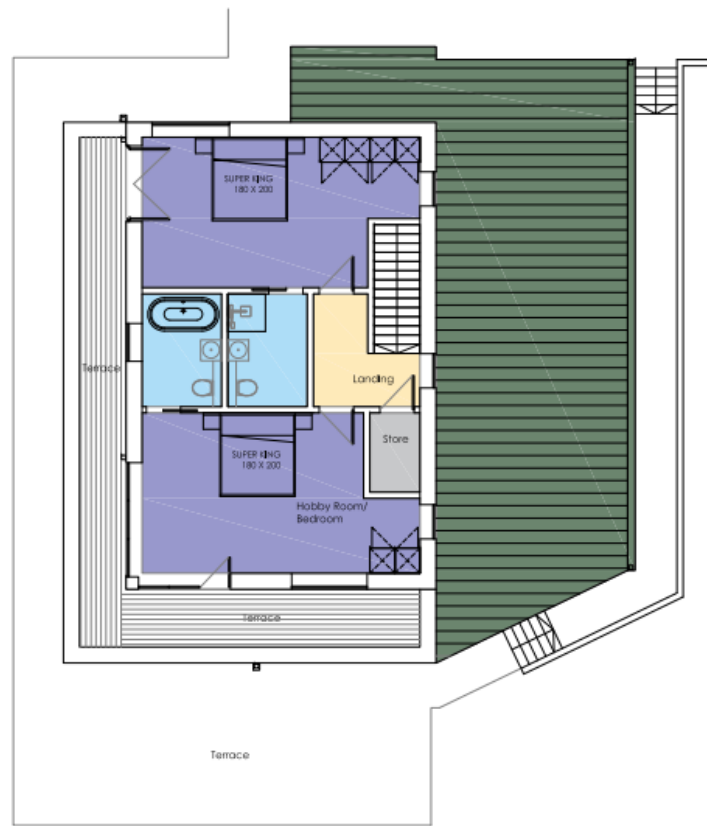
Details Prepared March 2024
Property Reference APS 20490538



An example of materials to be used in the construction of the new dwelling



GROUND FLOOR



FIRST FLOOR





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Important Notice

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