



JOINERS COTTAGE CHATTON

£425,000

GUIDE
PRICE

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01669 621312

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An exceptional opportunity to acquire a prime village site with full planning permission (Ref: 22/04316/FUL) granted on 16 January 2024 for the demolition of the existing cottage and construction of a high-quality replacement dwelling. Set on a plot extending to 0.47 hectare (1.15 acres) in the heart of this sought-after Northumbrian village, the approved architect-designed scheme allows for a spacious 3-4 bedroom home combining traditional character with contemporary design, featuring open-plan living areas, en suite principal bedroom, landscaped gardens, and private parking. Quietly situated within walking distance of local amenities and just a short drive from A1, Alnwick, and the Northumberland coast, this property offers a rare chance to create a bespoke residence in a desirable rural location.

Chatton

Lying in picturesque Glendale near the Cheviot Hills, in the northern part of Northumberland, Chatton is a small rural village. Situated in a valley on the river Till, which rises south of the Cheviots. Chatton is 5 miles southwest of Belford and 5 miles east of Wooler.

The highly rated Percy Arms Inn is in the heart of the village, and serves excellent food and real ales. Next door is the village shop.

The Village Hall doubles as a venue for get togethers and events. The also calendar exercise and craft classes. A well equipped gym for exclusive use by paid-up Gym Members

Chatton has its own trout fishery with public access, a small art gallery and The Church of the Holy Cross.

Postcode
NE66 5PX

Local Authority
Northumberland County Council
Tel: 01670 627 000

Council Tax
Joiners Cottage is in
Band D (£2,385.07 - 2025/26).

Tenure
Freehold with vacant possession.

Viewing
Strictly by appointment with the selling agents.

Details Prepared November 2025
Property Reference 20085982

CONNECTIVITY

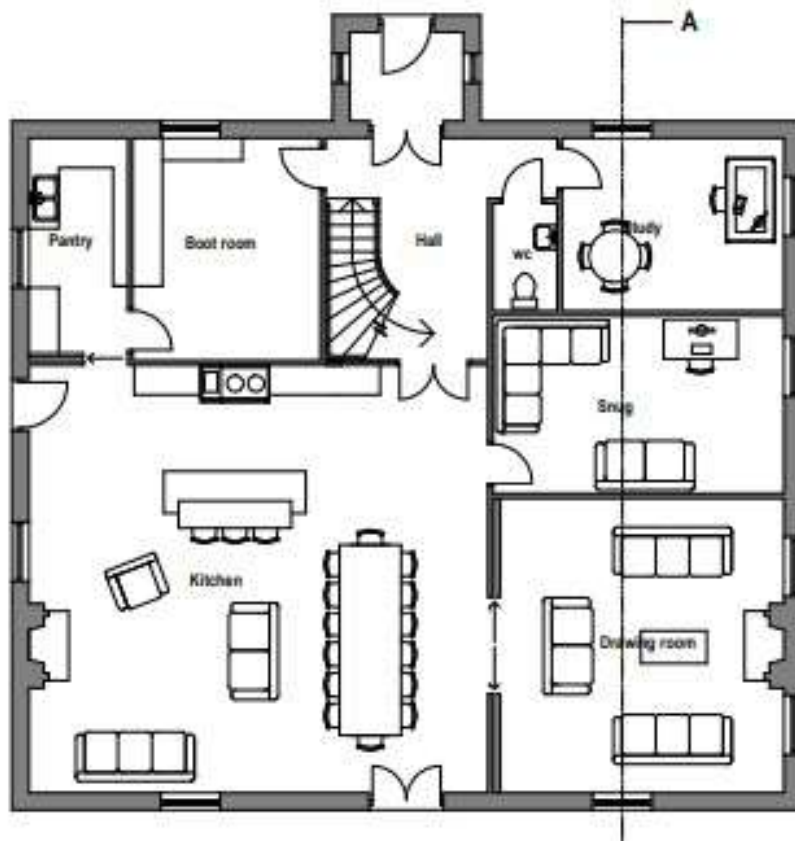
Broadband			
Standard	18 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good

Mobile Coverage		
Outdoor		
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely
Indoor		
EE	Limited	Limited
Three	Likely	Likely
O2	Likely	Limited
Vodafone	Likely	Likely

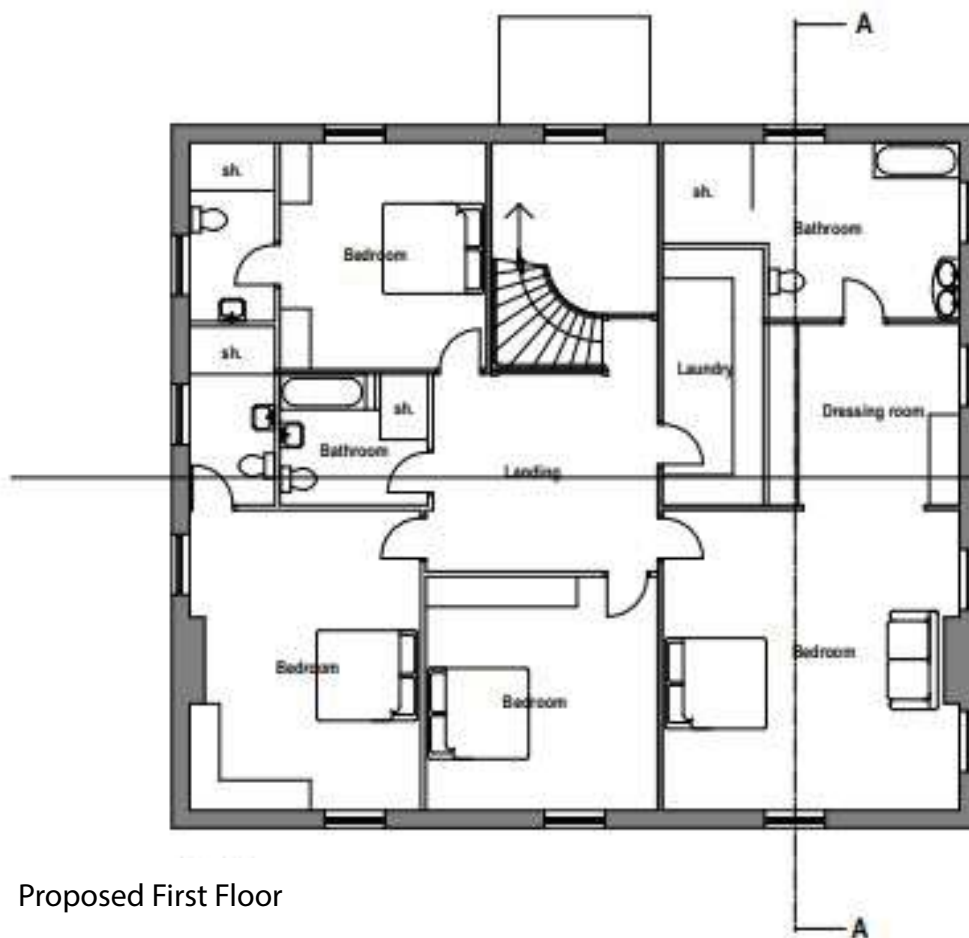




Current Floor Plan (excluding Cellar)



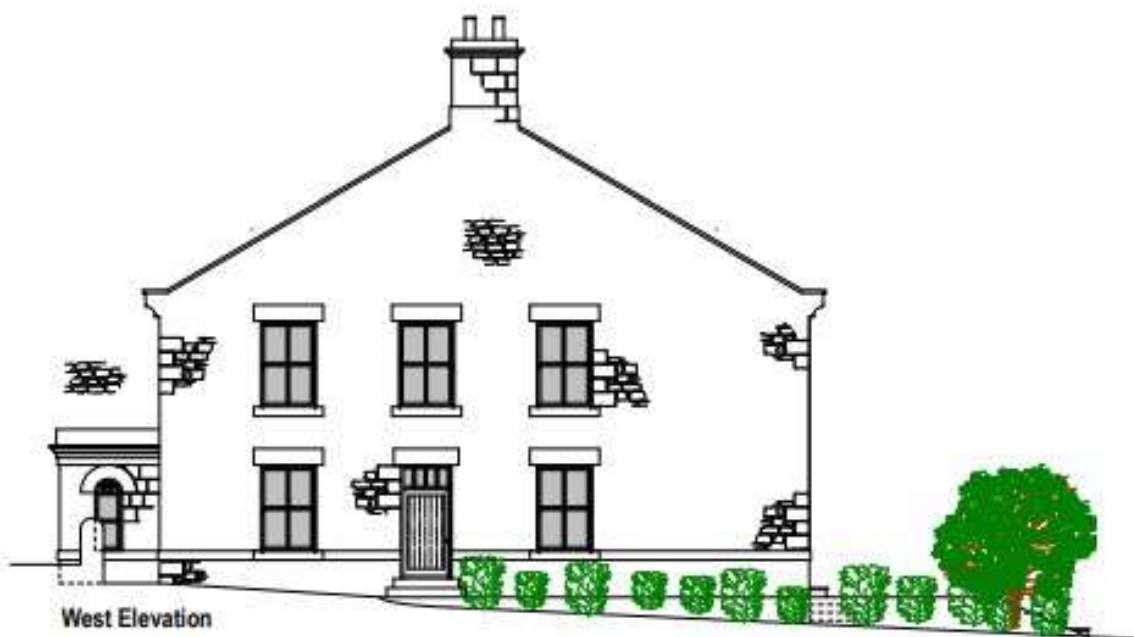
Proposed Ground Floor



Proposed First Floor



Proposed Elevations



Proposed Elevations





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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.