

BRUNTON

RESIDENTIAL

Newcastle / Carlisle Railway

Meadow Bank

Belmont Stables

Roseville

SP

BELMONT, HAYDON BRIDGE, NE47

Price Guide £370,000

An aerial photograph of a residential neighborhood. The image shows several houses with varying rooflines and colors, surrounded by lush green lawns and mature trees. Some trees have yellow and orange autumn foliage. A railway line with multiple tracks runs along the bottom edge of the frame. The overall scene is a typical suburban or rural residential area.

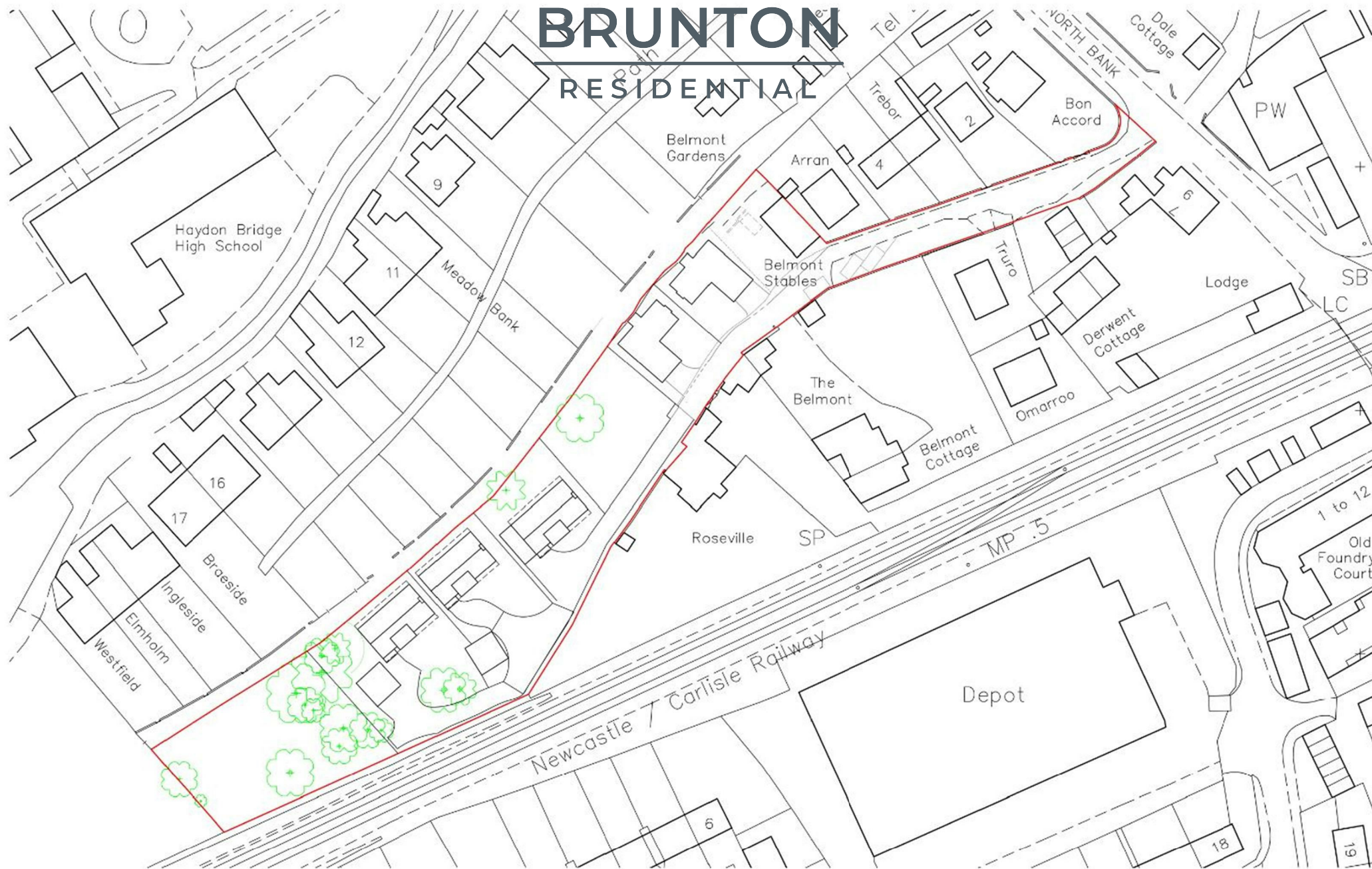
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Rev. Date Description 1:50 @A2 0.5m 1m 2m 1:100 @A2 1m 2m 3m 4m 1:500 @A2 5m 10m 20m 1:1250 @A2 10m 30m 50m Drawn to scale The contractor must set out and verify the dimensions of the whole site and building including levels, drainage runs and boundaries of all services when commencing works. All dimensions indicated in this plan, do not include. This drawing is to be read with and checked against any relevant details, including checks on engineering calculations prior to work commencing. This drawing and the work shown are the copyright of Darryl Bingham and cannot be copied without his consent.	1:50 @A2 0.5m 1m 2m 1:100 @A2 1m 2m 3m 4m 1:500 @A2 5m 10m 20m 1:1250 @A2 10m 30m 50m	DB arc Darryl Bingham Architectural Services darryl@dbarc.co.uk www.dbarc.co.uk 07833 934400	RICS CIAT CHARTERED PRACTICE	Client Drawn by Checked by Date	Site Block Plan Rev. 1:500 Rev. A2 Nov. 24 KD-BS-01
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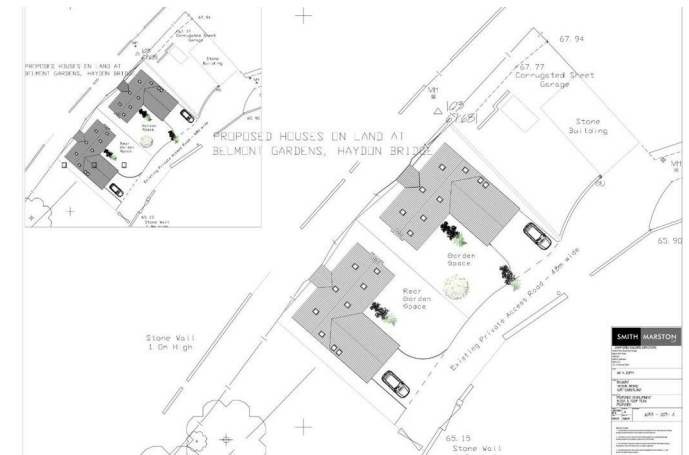
Brunton Residential are delighted to offer for sale this excellent residential housing development site of approximately 1.3 acres, which offers granted and extant planning permission for the construction of six, bespoke, energy efficient residential or investment purpose dwellings. The development consists of 3. 4 Bed Dorma Bungalows with open plan living and a bespoke design including a generous garage space. Also on the development is a 3 Bed Barn Conversion opportunity.

The site is perfectly located just off from North Bank, and is positioned to the South of Belmont Gardens, within the desirable village of Haydon Bridge, Northumberland.

Haydon Bridge is ideally situated within Northumberland, and provides many local amenities including several public houses, restaurants, doctors' surgery and shops. The village also benefits from a popular first school and a high school. Also located just 6 miles away to the west, is the beautiful and historic market town of Hexham, which offers further shopping facilities, amenities and outstanding schooling.

Haydon Bridge Railway Station is also placed just a short walk away offering excellent and regular transport links throughout the Tyne Valley and into both Newcastle City Centre to the East and Carlisle to the West.

An aerial photograph of a residential street in Brunton. The image shows a variety of houses, including stone-built cottages and larger brick houses with multiple stories. Many houses have well-maintained gardens and driveways. Several cars are parked along the street and in driveways. The text 'BRUNTON RESIDENTIAL' is overlaid at the top of the image in a large, bold, sans-serif font. The overall scene depicts a typical suburban or semi-rural residential area.



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THE SITE

Planning permission has been granted for two, five/six-bedroom detached homes and three, four-bedroom detached dormer style bungalows.

Included within the permissions is also the conversion of a former stable building which will comprise of a three/four-bedroom detached home.

SCHEDULE OF DWELLINGS

The development will comprise:

- * 3 x four-bedroom detached dormer style bungalows with gardens and garage
- * 2 x five/six bedroom detached three storey houses with gardens and garages
- * 1 x detached former stable with three/four bedrooms with garden and parking (conversion)

Planning permission was granted for the dormer style bungalows in December 2016. Planning reference 16/00447/FUL.

Planning permission was also granted for the construction of the three storey detached dwellings in September 2011. As we understand the works have already been implemented this is still an extant consent. Planning reference T/20070418.

Change of use and conversion/extension of existing stable outbuilding to form one dwelling and creation of parking area. Planning permission was granted in April 2007 and work on the stables have already been implemented. Planning reference T/20050795.

It is advised that any potential interested parties should satisfy themselves to the site area, site conditions and development potential by making their very own site investigations and enquiries. We have been advised that water, sewerage, and electric connections are all available on site however, any interested parties should also satisfy themselves as to the capacity and location of these such services.

Further plans are available via the Northumberland County Council planning portal.

For further information please contact our Hexham team who will be able to arrange viewings of the site within daylight hours, however it is requested that details are registered with ourselves prior to any viewings taking place.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		