



## Land on the south side of The Close, West Woodburn, Northumberland NE48 2RX

- Residential development land
- Planning approved for detached dormer bungalow
- Site area circa 0.087 acres (353.69 sq. m.)
- Rectangular grassed plot
- Mains electricity and water connections available
- Located in the desirable rural village of West Woodburn
- Excellent development opportunity

**Auction Guide Price £45,000+**

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## Location

The site is situated on the southern side of The Close within the attractive rural village of West Woodburn, in the heart of Northumberland. West Woodburn lies within the picturesque Rede Valley and offers a peaceful residential setting surrounded by open countryside. The village provides a range of local amenities including a village shop, public house and church, catering for day-to-day needs. A wider range of services, retail and leisure facilities can be found in the nearby market town of Bellingham, approximately 7 miles to the north, with further amenities available in Hexham to the south.

The area benefits from good road connections via the A68, providing access to Corbridge, Hexham and onward to Newcastle upon Tyne, making the location suitable for those seeking a rural lifestyle whilst remaining accessible to larger centres of employment. The surrounding countryside offers excellent opportunities for outdoor pursuits including walking, cycling and country sports, with the Northumberland National Park and Kielder Water & Forest Park both within easy reach.

## Description

The site comprises a well-positioned residential development plot extending to approximately 0.087 acres (353.69 sq. m.), located on the southern side of The Close within the rural village of West Woodburn. The plot occupies a broadly regular shape and is currently laid to grass, bounded by established residential properties and mature vegetation, providing a private and sheltered setting. Vehicular access is available directly from The Close, with provision for off-street parking and driveway incorporated within the site layout.

Planning permission has been granted for the erection of a detached dormer bungalow, designed to sit comfortably within the surrounding built environment. The proposed development includes a private rear garden and aligns with the character and scale of neighbouring dwellings. The site benefits from existing local infrastructure connections, including mains electricity and water, and is situated within a small, well-served village environment.

Overall, the plot represents an attractive opportunity for a bespoke residential development in a peaceful rural location, with approved planning and a clearly defined site layout.

## Site Area

0.087 acres (353.69 sq. m.)

## Planning application

Application No. 11/02249/FUL

Proposal: Construction of single storey dwellings

Decision Issued Date: 11 June 2012

## Tenure

Freehold

## Auction Guide Price

£45,000+

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## Viewing

Strictly by appointment through this office.

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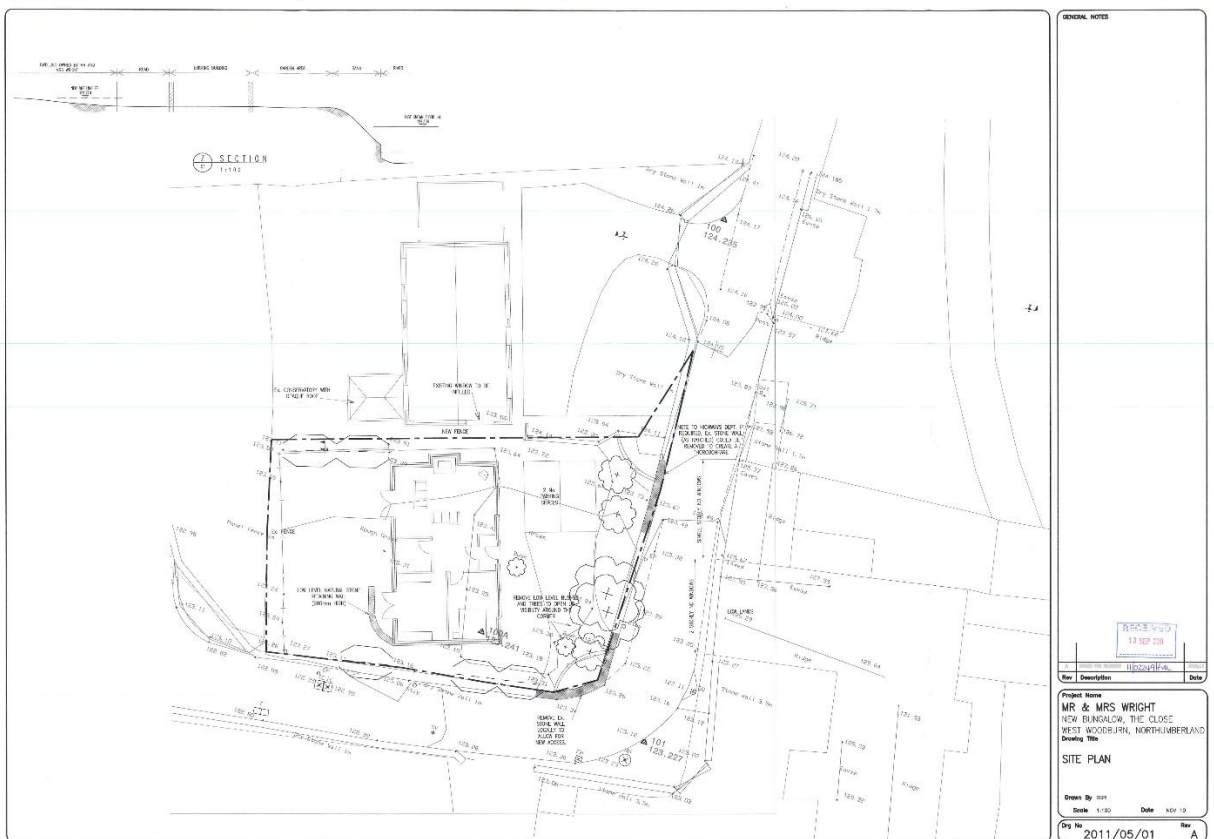
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