

BRUNTON

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GREENHEAD, BRAMPTON

Offers Over £250,000

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01-Proposed Street Scene Elevation
1:100



02-Proposed Site Section
1:100



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****A Unique Development Opportunity – Rose Cottage, Greenhead****

Rose Cottage is a derelict detached cottage with a range of outbuildings, set within approximately 2 acres of land in the highly sought-after village of Greenhead. Occupying an elevated position with breathtaking, unspoilt views across the surrounding countryside, the property presents an exceptional development opportunity in a truly idyllic setting.

Importantly, planning permission has been granted for the creation of two separate residential dwellings, offering purchasers the opportunity to develop two individual homes within this generous plot. Whether for development, investment, or the creation of a bespoke countryside residence, opportunities of this nature are rarely available.

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Situated in the heart of Hadrian's Wall Country and on the edge of the Northumberland National Park, Greenhead is a picturesque and well-regarded village offering a primary school with nursery provision, a tea room, church, hotel and village hall. More extensive amenities, including supermarkets, healthcare services, leisure facilities and a wider range of shops, can be found in the nearby towns of Haltwhistle and Brampton.

The property plot benefits from excellent transport links, with the A69 providing easy access to Carlisle, Hexham and Newcastle. Haltwhistle railway station offers direct services to both Carlisle and Newcastle, while local bus routes serve the village.

Combining an outstanding rural location, far-reaching countryside views and the benefit of planning consent for two dwellings, Rose Cottage represents a rare and exciting opportunity for developers, investors and self-build enthusiasts alike.

25/00036/FUL - Planning Reference



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	