

DEVELOPMENT OPPORTUNITY

KIRKHEATON | NORTHUMBERLAND

*An exciting development
opportunity in a unique
rural location*



VIEWINGS STRICTLY BY APPOINTMENT

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FOR SALE IN LOTS

Lot 1: Traditional Farm Building Restoration
Lot 2: Development Site

Guide Price £200,000
Guide Price £250,000

THE PROPERTY

Plot 1 comprises a redundant stone building which has full planning permission (Ref: 13/03397/FUL) to be converted into a single dwelling. The plot sits in an elevated position and offers fantastic views over open countryside.

Plot 2 is slightly larger and is currently occupied by an unused agricultural shed. This plot has outline planning permission (Ref: 17/00346/OUT) for the construction of a single dwelling in replacement of the shed. This plot also has wonderful, uninterrupted views.

Both plots benefit from an existing access and can be connected to mains electricity and water.

APPROXIMATE MILEAGES

Belsay 5.7 miles | Ponteland 11.5 miles | Hexham 15.9 miles
Newcastle International Airport 12.9 miles
Newcastle City Centre 19.1 miles

DIRECTIONS

Travelling north on the A696, drive through Belsay and continue towards the B6309. At this junction, turn left onto B6309 sign posted Kirkheaton. Stay on this road for approximately 5 miles. Upon reaching the village of Kirkheaton, the plots can be found in front of St Bartholomew's Church.

LOCAL INFORMATION

Kirkheaton is a small hamlet in a rural location yet within easy reach of other villages and market towns. The area offers an excellent alternative to city life, giving an opportunity to enjoy the rural situation with good accessibility to city and business centres. For the outdoor enthusiast, the beautiful surrounding Northumberland countryside offers stunning views and excellent walks as well as a host of other outdoor pursuits.

Nearby Ponteland provides a good range of day-to-day facilities including newsagents, grocery stores, public houses, critically-acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and leisure centre. There is a full range of professional services and hospitals as well as cultural, recreational and shopping facilities in Newcastle.

For primary schooling, Belsay First School is nearby and has an Outstanding Ofsted rating. Senior schooling is offered in Ponteland and Hexham. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For the commuter, there are excellent road links east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Corbridge provides regular cross country services, which in turn link to other main line services to major UK cities. Newcastle International Airport is also very accessible.

POSTCODE

NE19 2DQ

TENURE

Freehold

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