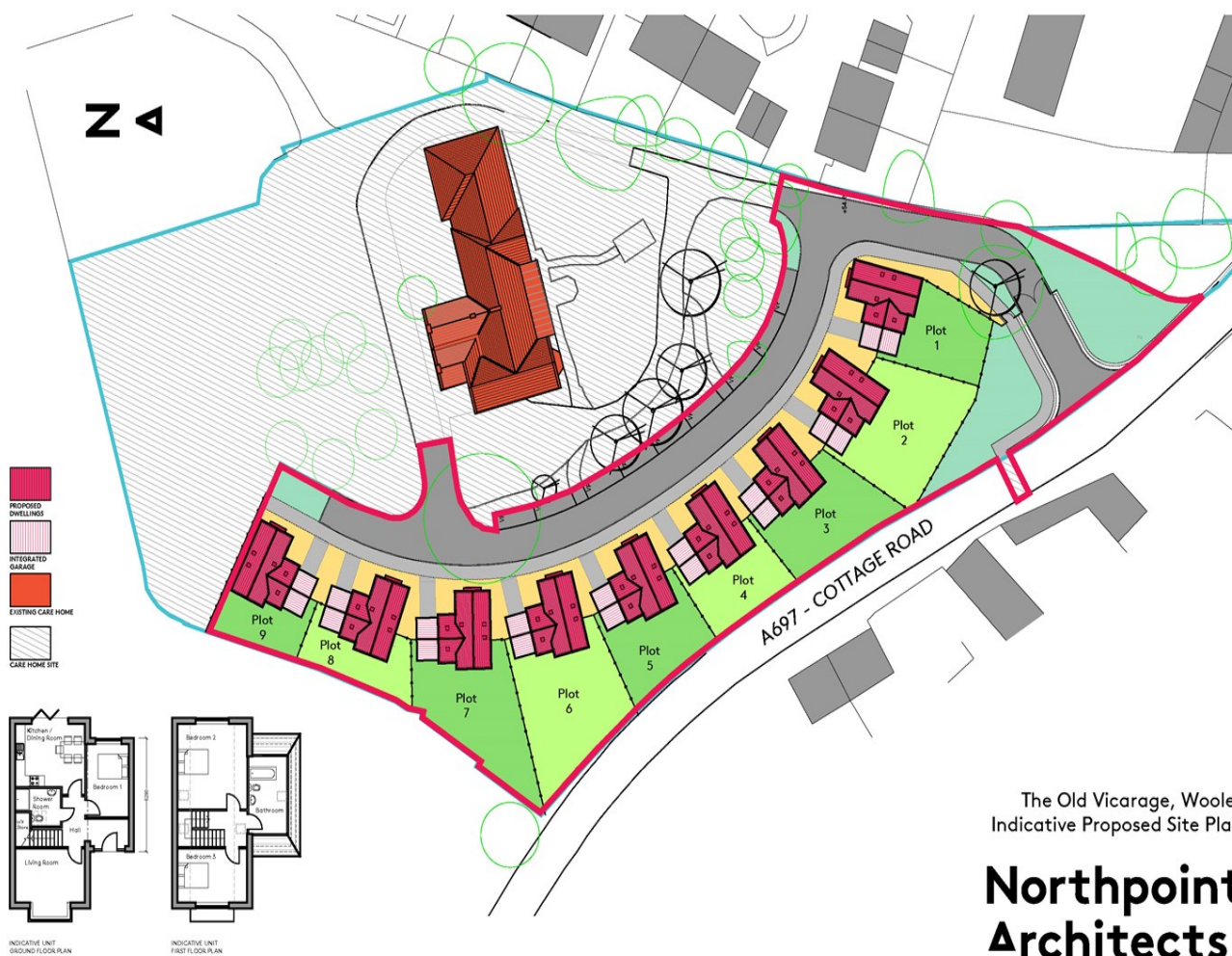


Andrew Craig

The Property Specialists

andrewcraig.co.uk



The Old Vicarage, Wooler
Indicative Proposed Site Plan

**Northpoint
Architects**

Cottage Road, Wooler

Asking Price £320,000

Ref: 357469

EPC Rating: NA



582 Durham Road, Low Fell, Gateshead. NE9 6HX
Telephone: 0191 466 1966
E-mail: lnh@andrewcraig.co.uk



The Agent of the North

Cottage Road, Wooler

This site represents an excellent opportunity to purchase land with development potential. It is located on the outskirts of Wooler, which has steadily grown in popularity for both home owners and holidaymakers. In 2016 planning permission was granted for the construction of seven detached dwellings. Whilst this has now expired, the owner approached the local planners in 2019 with a pre application for nine, three bedroomed detached houses, which received a positive response. Well placed on the edge of the Northumberland National Park and close to all local amenities.

Location

The attractive town of Wooler provides a range of local amenities, including shops, restaurants, cafes, public houses, health centre and library. The town also provides many opportunities for sports and leisure enthusiasts, including the stunning Wooler Golf Club and a range of further sporting and country pursuit clubs.

The historic towns on Berwick and Alnwick are both within easy reach providing further cultural, educational and shopping opportunities, along with access to the East Coast mainline.

Further afield the regional capital of Newcastle upon Tyne is only around 45 miles to the south and Edinburgh around 62 to the North.

Planning

Planning permission was granted in 2016 for the construction of seven detached dwelling. Whilst this has now expired the planning portal reference is 15/04262/FUL. In February 2019, a positive response was obtained to a pre application made for the construction of nine houses, full details of which are available upon request. In order for development to take place a full planning application will have to be submitted, at the cost of the buyer.

The response from Northumberland CC was positive and included the following wording:

'Having considered the content of your enquiry, I can summarise that the principle of the development would be acceptable. The proposals are considered to be in accordance with the development plan. In the event that a planning application is submitted, it would be likely to be looked upon favourably.'

Site Area

According to the pre-application documents the site area is approximately 0.45 ha (1.11 acres). We have not measured the site and the buyers must make their own enquiries to satisfy themselves regarding the site area.

Tenure

We are informed by our client that the land will be sold on a freehold basis.

Architect

The drawings have been prepared by Northpoint Architects and we can provide contact details for future planning applications.

Viewing

For further information please contact Andrew Craig Land and New Homes on 0191 4661966 or email lnh@andrewcraig.co.uk

Property designs are by Northpoint Architects

The Agent Of The North.

Andrew Craig is *The Agent of the North* and as Chartered Surveyors we can help you with all your Residential and Commercial property needs. Sales, Conveyancing,

Working Hard For You

Our Customer Care Centre is open until 8pm EVERY weekday and 10am - 4pm EVERY Saturday and Sunday so if lazy Sundays are not your thing we would love to hear from you. Call either your local branch or 0191 4958270

These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.

Lettings/Property Management, Surveys and Valuations. Call
now on 0191 226 1222

andrewcraig.co.uk

582 Durham Road, Low Fell, Gateshead. NE9 6HX

Telephone: 0191 466 1966

E-mail: lnh@andrewcraig.co.uk