

**BRUNTON**  
RESIDENTIAL



**OUSTON, STAMFORDHAM**  
Offers Over £300,000

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A Unique Opportunity to Build A Detached Home on this Magnificent Plot Circa 1 Acre, with Panoramic Views of the Surrounding Countryside.

The plans show a four/five bedroom detached, stone built property, with a slate roof. There is an entrance porch, hallway, generous kitchen, dining room, sitting room, living room, study and garden room. To the first floor the four/five bedrooms are served by two bathrooms. Externally the plans include a detached garage.

The property would be ideally located for access to the Villages of Stamfordham, Matfen and Corbridge, with a range of amenities, shops, restaurants and highly regarded schools. The military road is a short drive away, which gives good access by car to the A69 to Hexham, Newcastle and the A1. Freehold.

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This exceptional site had historic plans to re-build and extend what was once a farmhouse, which was demolished in preparation for the project.

The property has right of access up a gravel track to the site, which has been prepared in the past for a road to be laid. There is a stone gateway which opens to the 1 acre site, which boasts stunning views of the surrounding countryside.

Buyers would need to make enquiries into the current planning rules and regulations, and we would recommend to seek professional advice and guidance from an architect and the Northumberland County Council Planning Department. The vendor has indicated, as there was previously a dwelling here so there are some services to the property, drains, water, and historical permission for a septic tank.

More details are available from the office by request.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



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

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