

An aerial photograph of a residential neighborhood. A large, irregularly shaped plot of land is outlined in red. This plot is mostly covered in dense trees and shrubs, with some autumn-colored foliage visible. To the north of the red-outlined plot are several houses with grey roofs and green lawns. To the south, there are more houses, some with garages, and a few parked cars. A road runs along the right side of the image, with a blue car and a dark car visible. The overall scene is a typical suburban residential area.

BRUNTON

RESIDENTIAL

LAND AT BELLINGHAM, HEXHAM

£75,000

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Fantastic Development Opportunity – Land for Sale in Bellingham, NE48

Subject to Planning Permission

An excellent opportunity to acquire a parcel of land in the picturesque and sought-after village of Bellingham, nestled in the heart of Northumberland National Park. This site offers superb potential for development (subject to planning), whether for residential homes or a bespoke self-build project.

There's also an substantial shed on the property, which benefits from having all services connected, a useful feature for anyone considering future development or building on the site.

Positioned within a peaceful rural setting, the land enjoys easy access to local amenities while being surrounded by breathtaking countryside. With demand for quality homes in Northumberland steadily increasing, this represents a rare and exciting chance for developers and private buyers alike.

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Bellingham, Northumberland, is a village nestled in the scenic North Tyne valley, offering a welcoming community atmosphere and a beautiful rural setting. Surrounded by countryside and located close to the Northumberland National Park, it's an ideal location for those who enjoy outdoor pursuits, with a network of walking and cycling trails, a well-regarded golf course, and easy access to the area's famous dark skies for stargazing.

The village is well equipped with local amenities that support everyday life. There's a Co-op supermarket for groceries, a pharmacy, post office, petrol station, and a variety of independent shops, including a country store. Residents also benefit from health services provided by the Bellingham Practice and a local library situated in Manchester Square. The Bellingham Heritage Centre, located at the former railway station, offers a window into the area's rich cultural and industrial history and regularly hosts events and exhibitions.

Education is well catered for through Bellingham Primary School and Bellingham Middle School & Sports College, both located on Redesmouth Road. The two schools work closely together as part of the Bellingham Federation and provide a supportive and inclusive environment for local children. Early years care is also available on site, making the village particularly convenient for young families.

Transport connections link Bellingham to nearby towns and cities, with regular bus services to Hexham and a Saturday service to Newcastle. While there is no current railway station in the village, road links are straightforward, and the scenic routes make travelling a pleasant experience. Local taxi services are also available.

For shopping and leisure, Bellingham provides a good selection of essentials locally, while the market town of Hexham is within easy reach for a wider range of shops, restaurants, and services. Altogether, Bellingham offers a wonderful balance of rural charm, strong local services, and a friendly, community-led lifestyle in one of Northumberland's most picturesque settings.

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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



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