



**Self-Build Plot, North View**  
Whittingham, Alnwick

youngsRPS 

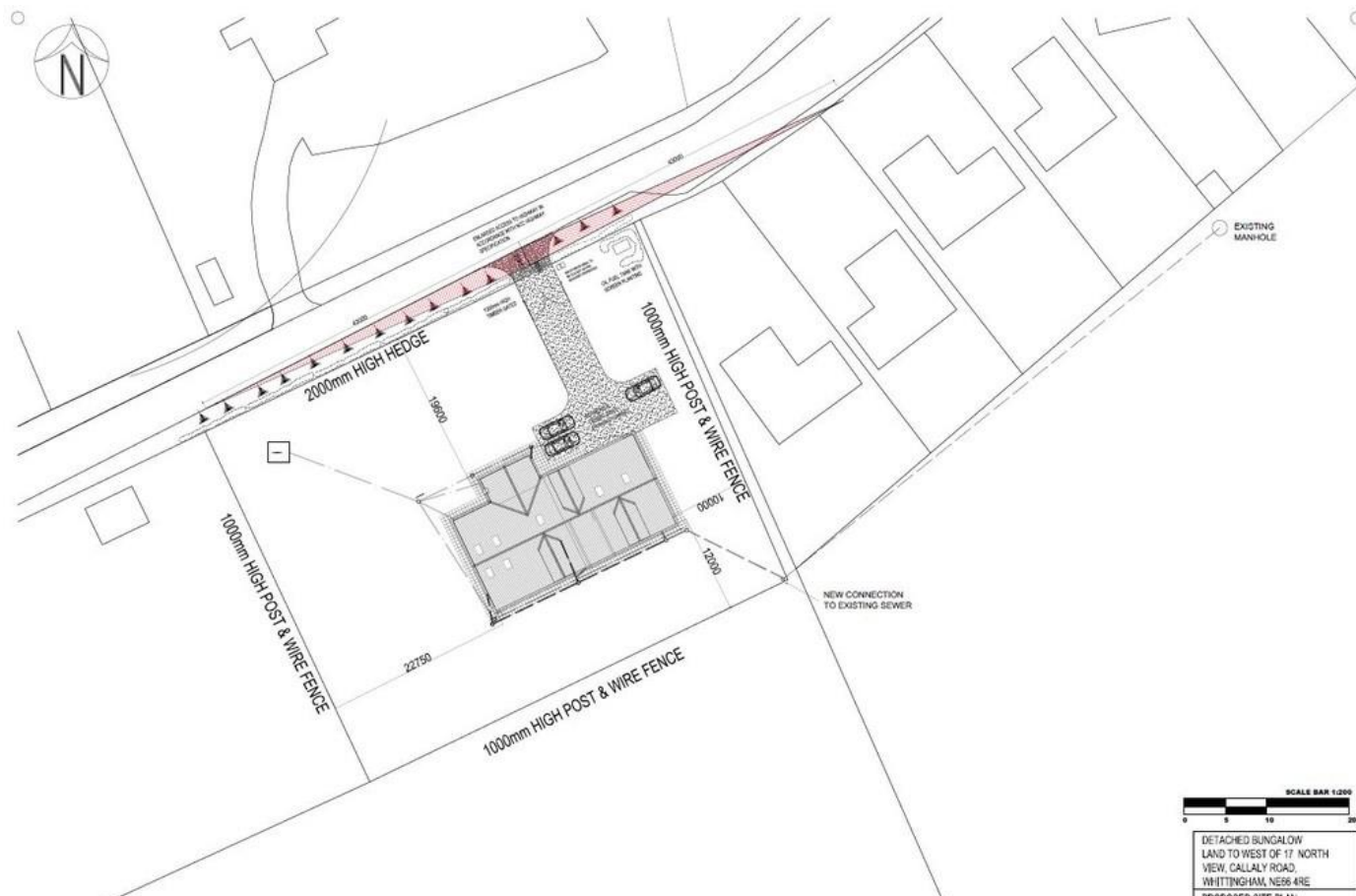
# Self-Build Plot North View Whittingham Alnwick NE66 4RE

## Offers over £225,000

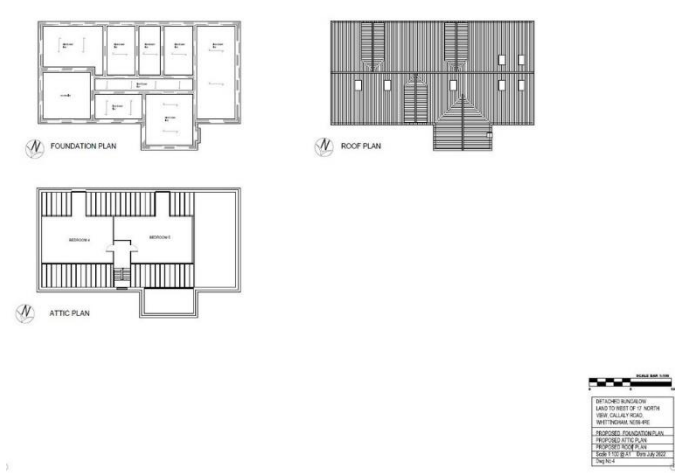
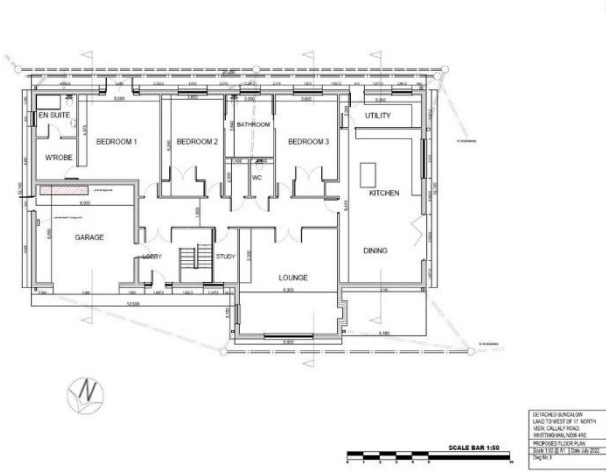
- Self-build plot located in the idyllic rural village of Whittingham
- Stunning views over the Northumbrian countryside to the Cheviot Hills
- Large plot extending to circa 0.27 hectares (0.68 acres)
- Full planning permission granted for a five bedroom property, reference: 22/03805/FUL
- A fantastic opportunity to build your dream home
- For sale by private treaty

**youngsRPS** 

Hexham: 01434 608980







## LOCATION

Situated in an elevated position in the rural village of Whittingham offering stunning views across the Cheviot Hills. Close to the A697 which easily allows you to explore Northumberland and the Scottish Borders.

The historic market town of Alnwick is approximately 9 miles east and has extensive local amenities, including supermarkets, schools, independent shops and restaurants. Further amenities can be easily accessed at the town of Morpeth, which is approximately 20 miles south and the city of Newcastle-upon-Tyne, which has a main line railway station and international airport, approximately 35 miles south.

## DESCRIPTION

The plot extends to circa 0.27 hectares (0.68 acres) providing space for a large dwelling with ample grounds. The plot is accessed through an existing gateway directly off the 'Callaly Road' public highway and is relatively flat.

Full planning permission has been granted for a detached 5 bedroom dormer style bungalow. The planning documents can be viewed on the Northumberland County Council planning portal using the Reference: 22/03805/FUL.

## SERVICES

At present there are no services to the property, the purchaser will be required to organise connection of these at their own cost.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608 980 or [helen.proud@youngsrps.com](mailto:helen.proud@youngsrps.com).

## DIRECTIONS

From the A697 take the turnoff signposted for 'Whittingham' follow the road into Whittingham village. At the war memorial take the left turn signposted for 'Callaly.' Follow this road and the property is on your left hand side.

Alternatively use the postcode NE66 4RE or the What3words location [loaning.ventures.manager](https://www.what3words.com/loaning.ventures.manager)

## MONEY LAUNDERING REGULATIONS

The purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations.

## LOCAL AUTHORITY

Northumberland County Council



Plans included are not to scale and are for illustrative purposes only





**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property. **Particulars prepared / Photographs taken: March 2023**



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