



Hollybush Sawmill
Hexham, NE46 1UD

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Hollybush Sawmill enjoys a sublime setting on the crest of the valley with stunning views to the west. The substantial plot near to the highly desirable village of Corbridge, has planning permission for two residential properties that are utilising the footprints of the existing buildings. Planning reference 20/04251/FUL

- Planning reference 20/04251/FUL
- Stunning views
- 1.7 acres
- Shared driveway
- Woodland setting
- Development opportunity
- Two residential properties
- Near Corbridge



Youngs Hexham 01434 608980





DESCRIPTION

The development occupies a generous 1.7 acre site on the verge of Hollybush Wood. The site enjoys an open and expansive view to the west which should be enhanced further as the development takes place. The development has full planning permission (20/04251/FUL) for the creation of two generously proportioned homes that will enjoy equally spacious south facing gardens that will again benefit from the woodland setting on offer here.

The development has a shared driveway with access being retained for forestry vehicles to pass over the initial northern area of the site into the woodlands beyond. The larger property is a five bedroom detached home that will have the majority of the woodland site and a separate garage/studio unit, the smaller four bedroom property will occupy the front section of the site and the lower level garden. Floor plans and reports can be accessed through the agent/planning portal.

LOCATION

The development at Hollybush is situated 3.5 miles from both Hexham and Corbridge. The Main market town of Hexham offers a full range of retail and leisure facilities as well as major supermarkets and professional services. Hexham train station

offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

SERVICES

Mains water and electric are connected to the existing properties.

PLANNING PERMISSION

Northumberland County Council planning reference – 20/04251/FUL

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The development site is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

RESTRICTIVE COVENANTS AND EASEMENTS

1. The buyer to be granted an easement over the roadway coloured brown.
2. The buyer to pay a fair proportion according to use of the cost of maintenance and repair of the roadway coloured brown following completion of the development and undertaking any works at their own cost over this area and access as required in the planning permission.
3. The Seller will retain the right to use the roadway cross hatched blue (repairing any damage should they cause any).
4. The buyer will keep the roadway cross hatched blue in repair.
5. The buyer to erect and maintain the boundaries with an inward facing T.

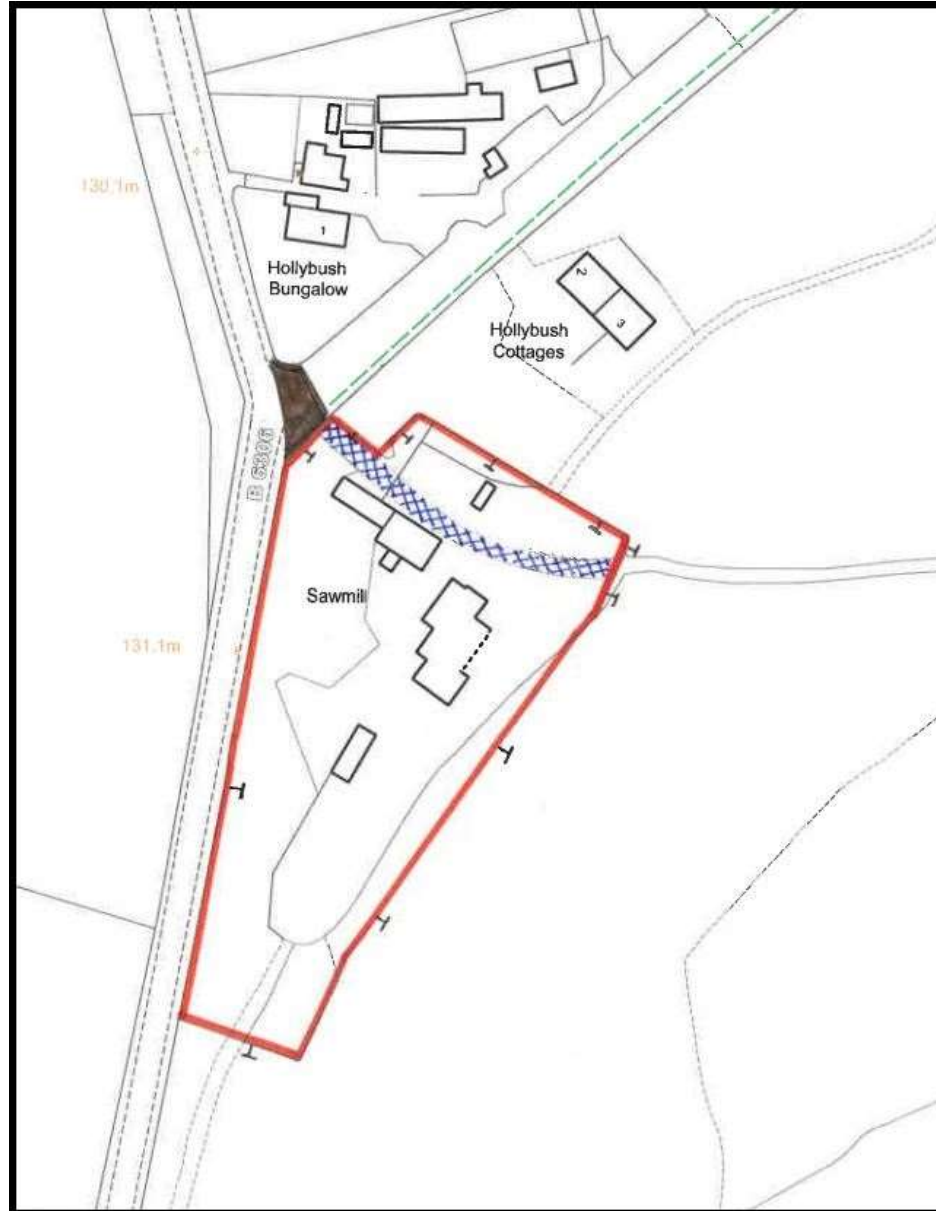
6. No new building on the property other than as permitted pursuant to planning permission reference to 0/04251/FUL

7. A subsequent addition or alteration to that building requires the Northumberland estate to consent to the plans.

8. The property is not to be used otherwise than as 2 single private dwellings with studio and garage ancillary thereto.

9. The property is not to be used for the purpose of any trade or business.

10. The estate reserve the mines and minerals beneath the site but provide consent for disturbance to undertake the development which the planning permission has been obtained for.



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.



R201

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