



LAND AT WALLRIDGE,
NORTHUMBERLAND, NE20 0SX

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Development opportunity for a lovely family home. Full planning permission for an exciting four-bedroom detached home set within 7.45 acres of land. The idyllic rural setting is perfect for buyers with a variety of interests including equestrians. The site offers potential for further development and is conveniently situated close to Belsay, Matfen Hall Golf course and hotel, Newcastle Airport and Tyne Valley villages including Corbridge and the market town of Hexham.

Planning Reference: 22/04526/FULL

- Full permission for a bespoke four-bedroom Dutch-style Bungalow.
- Seven acres of pasture with leisure potential.
- Excellent equestrian opportunity.
- Prestigious rural address with countryside views and dark skies.

ASKING PRICE £300,000

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.





Description

An extremely rare opportunity to create a bespoke rural retreat, equestrian hub or smallholding in an unspoilt countryside setting. Full planning permission is in place for a striking four-bedroom, Dutch-style bungalow. Planning Reference: 22/04526/FUL

The proposed development is set within more than seven acres of grassland, making it highly suitable for a variety of uses including equestrian (the current owner has grazed horses and livestock on the land since 1991), leisure, or smallholding purposes (subject to any further consents).

With level pasture, the land is ideal for the creation of stabling, turnout, and schooling areas, offering excellent possibilities for private equestrian use or livery, subject to the usual consents.

Location

Situated less than 3 miles west of Belsay, a 15-minute drive from Ponteland, and just 20 minutes to Newcastle Airport the plot is located in a peaceful and picturesque area with excellent countryside access.

Viewings

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham office.

Free market appraisal

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

Wayleaves, easements and rights of way

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

