

GEORGE F. WHITE



BUILDING PLOTS AT THORNLEY GATE
ALLENDALE • HEXHAM • NORTHUMBERLAND • NE47 9NH

BUILDING PLOTS AT THORNLEY GATE

ALLEDALE ▪ HEXHAM ▪ NORTHUMBERLAND ▪ NE47 9NH

Hexham 10 Miles ▪ Corbridge 14 Miles ▪ Newcastle 34 Miles

Exciting development opportunity • Full planning permission to build two semi detached dwellings • Generously proportioned plots with integral garaging and off road parking • Sought after location, rarely available for development

Guide Price £250,000

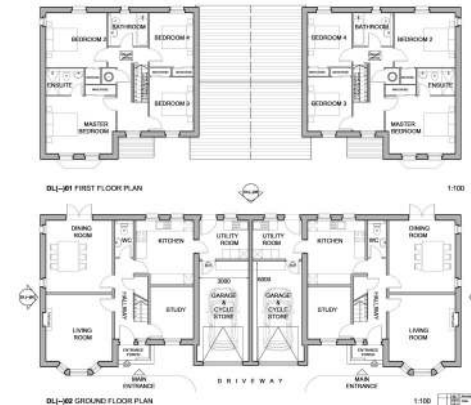
Wolsingham 01388 529579
wolsingham@georgefwhite.co.uk



Copyright © 2019 John Potter Architect Limited. Reproduced with the Permission of the Architect



Copyright © 2019 John Potter Architect Limited. Reproduced with the Permission of the Architect



The Area

Thornley Gate is a small settlement sat between Catton and Allendale, situated close to Hexham amidst delightful and unspoilt countryside. Allendale has a range of shopping, educational and recreational facilities and the renowned Market Town of Hexham lies 9 miles distant. For the commuter the A69, A1(M) and M6 provide links with the major commercial centres of the North. East and West Coast railway services and Newcastle International Airport provide further communication with the rest of the country. Many of the region's beauty spots and attractions can be found within a short drive beyond including the delights of North Yorkshire, The Lake District, The Scottish Borders and the North East Coast.

The Property

The building plots at Thornley Gate offer an exciting prospect for a small developer or private individual to acquire a rare opportunity to self build two semi detached dwellings. The site could also be developed to provide one detached dwelling, subject to the necessary consents.

The site is offered for sale as a whole and has full planning permission for two, four bedroomed family homes. In brief the proposed floor plans are to be laid out as; entry hall with WC, living room with bay window, separate dining room, study and kitchen with utility room to the ground floor. To the first floor there will be four bedrooms, the master with en-suite facilities and family bathrooms.

Both properties offer off road parking via an integral garage and driveway to the front, while to the rear there is a garden.

Directions

From the A69, leave the road at Haydon Bridge, onto the A686. Follow the road for approximately 2.5 miles, then turn left onto the B6295 towards Langley. Continue on the course of the road for around 4 further miles, driving through the village of Catton, towards Allendale Town, at the cross roads turn right. Upon approaching the next crossroads, bear right and the property is on the right hand side and is identified by a George F White for sale board.

Planning

The property benefits from full planning permission application number 19/01950/FUL. For more information with regards to conditions and restrictions please visit;

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

The planning is due for expiry in December 2022.

Notes

1. The planning consent is subject to all conditions in the planning certificate.
2. Access to the plots is over third party land, however there is a right to pass at any time, both pedestrian and vehicular.
3. Access to the site is as shown hatched in brown on the plan.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



8 Front Street, Wolsingham
County Durham DL13 3AA

www.georgefwhite.co.uk



See all our properties at
 **OnTheMarket.com**

Alnwick	t 01665 603581
Newcastle	t 0191 6053480
Wolsingham	t 01388 529579
Barnard Castle	t 01833 690390
Bedale	t 01677 425301

AGRICULTURE RESIDENTIAL COMMERCIAL DEVELOPMENT INVESTMENT ENERGY ENVIRONMENTAL