

Land with Planning at Hillfield

ALLENDALE ROAD | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



Land of around 5 acres with planning permission
for a fabulous modern property at the heart of a rare
lifestyle opportunity

Hexham Market Place 1.8 miles | Hexham Rail Station 2.2 miles | Corbridge 5.4 miles
Newcastle International Airport 21.0 miles | Newcastle City Centre 23.4 miles







The Property

Land with Planning at Hillfield offers a remarkable opportunity to construct a fabulous new property and to develop a rural lifestyle on the edge of a thriving Tyne Valley market town.

Planning permission is in place (Northumberland County Council planning ref. 21/00256/FUL) for the creation of a sensational modern four bedroom property with spectacular views from the open, contemporary living spaces across both floors. Sitting within land extending to around 5 acres in all, the final property will sit at the heart of a unique lifestyle opportunity, with scope to develop an idyllic set up as a rural business, yet with easy access to local amenities. The land is currently home to a successful alpaca farm and interested parties may wish to explore this opportunity, or to develop their own plans. The property is subject to an agricultural tie to ensure that the new property plays a part in maintaining the character of this beautiful semi-rural location.

The current plans will produce impressive and expansive living space, with a final GIA of around 216.2m² (ground floor: 135.9m², first floor: 80.3m²). Alternatively, there is the possibility of adapting the design to deliver a dream home with a personal touch, subject to the necessary planning consents for any alterations.

Within the plot there is also a substantial modern American barn, erected in 2015 and measuring 13.3m x 10m. The barn can be flexibly sub-divided into stables or units and is a huge part of the current operation.

Also located within the plot is a substantial high specification log cabin. The log cabin was constructed by the current owners as a spacious and contemporary home with accessible single storey accommodation and lovely outdoor space with pleasant views over across the land. The cabin

was built with the understanding that it will need to be removed from the site by August 2024 as the planning permission allowed for a temporary dwelling. This can provide superb living accommodation on site whilst constructing the new build house, and there may be scope to extend the removal date to remain in place until the completion of the new build.

Agents Note

The land is subject to an overage clause set by the previous sale of the property and valid for a period of 35 years from that time. If more than two residential properties are built on the land, a clawback sum equivalent to 25% of the uplift in value will be payable.



Local Information

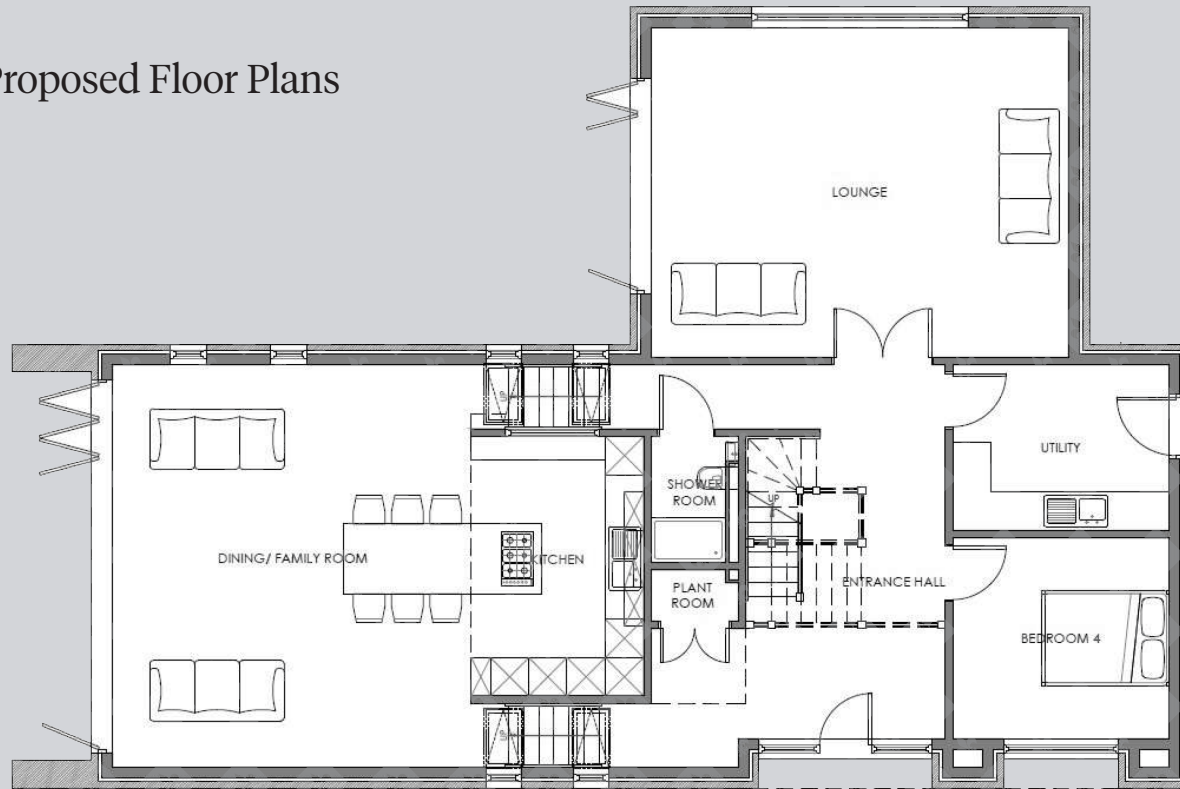
The location is ideal for all the amenities within the attractive, bustling market town of Hexham which offers a full range of day-to-day facilities with supermarkets, a good range of shops including independent delicatessen, butcher, baker, greengrocer and bimonthly farmers' market, professional services, leisure/sports centre, cinema, theatre and a hospital. The town has an historic Abbey at its heart together with several other buildings of note. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities. Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a wide selection of schools in Hexham including The Sele First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years. The well-regarded Queen Elizabeth High School is within walking distance of Hillfield. In addition, Mowden Hall Preparatory School is nearby and provides private education from nursery to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

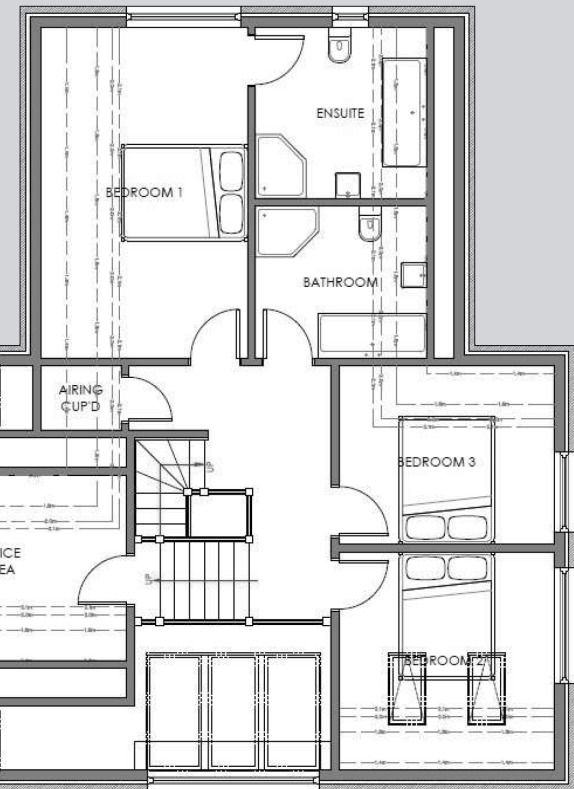
For the commuter, the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross-country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.



Proposed Floor Plans



Ground Floor



First Floor

CONCEPT DRAWING

NATURAL TIMBER CLADDING

METAL PANELS TO MATCH ROOF

EVENING SUN

SLIT WINDOWS TO WALKWAY

VOLTED ENTRANCE HALL

STANDING SEAM METAL PANEL INSPIRED ROOF

UPPER LEVEL MASTER BEDROOM - MORNING SUN WITH VIEW EAST.

RENDER OR LIMESTONE?

SITTING AREA

NATURAL TIMBER CLADDING

LOUNGE FAMILY ROOM FULL HEIGHT VOLTED SPACE

UNDERCROFT GARAGE





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Directions

From the centre of Hexham, head west and opposite The Fox Inn turn left on to Allendale Road (B6305).
Continue for approximately 1.4 miles and the entrance is on the right-hand side.

Google Maps

what3words



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Wayleaves, Easements & 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.

Services

Mains electricity, gas, water and drainage.

Postcode

Council Tax

EPC

Tenure

NE46 2NJ

Band TBC

Rating TBC

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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