



**Land at Lonkley Terrace**  
Allendale, Northumberland, NE47 9DA

youngsRPS 

# Land at Lonkley Terrace Lonkley Terrace Allendale NE47 9DA

**Guide Price: £650,000**

**An excellent opportunity to acquire a development site with full planning permission for nine residential dwellings. Located in the accessible and desirable south Northumberland village of Allendale and within an Area of Outstanding Natural Beauty.**

- Full Planning Permission Granted
- Development Site, Permission for 9 Residential Dwellings.
- Accessible Location
- Popular Rural Village
- Located within Area of Outstanding Natural Beauty

**youngsRPS** 

Hexham Mart Office 01434 609000



## DESCRIPTION

An opportunity to purchase a residential infill development site, with full planning permission (ref:20/02417/FUL) situated within the popular village of Allendale. The site extends to circa 0.47 hectares (1.17 acres) and is located close to the centre of the village.

The planning permission, granted on 26 May 2022, is for the development of nine dwellings. The proposal includes one four bedroomed detached house and one three bedroomed detached house. In addition, there are two three bedroomed detached bungalows and one two bedroomed detached bungalow. The remaining proposed dwellings are made up of four, three bedroomed semi-detached houses. The design of the houses is to be sympathetic to the local area, with its locality being in an Area of Outstanding Natural Beauty, consequently it is envisaged that the properties will be desirable, both in nature and design.

All of the proposed dwellings, save for two of the semi-detached properties include a single garage and all include a generous garden area. The plot as whole is well situated and the proposed stocking density is light by comparison to the area of the site.

The proposed access into the site is off Lonkley Terrace.



Full details of the planning application and any of the conditions are available from the selling agent and/or Northumberland County Councils website.

## LOCATION

The village of Allendale offers many local amenities including a well-stocked supermarket, butcher, doctors' surgery, pharmacy, cafes, pubs, playpark, art gallery, beautician and primary school. In addition there is an excellent bus service which provides access to the local towns and villages.

The nearby historic town of Hexham provides a wide selection of amenities with larger supermarkets, an excellent range of shops and restaurants, professional and recreational services and a hospital. Hexham and nearby Haydon Bridge both also provide additional schooling to that of Allendale and both have noted high schools.

The main A69 provides excellent commuter access to both Newcastle and Carlisle and can be accessed at Hexham or Haydon Bridge. Aside from road links both also provide rail links to the east and west, whilst Newcastle Airport is also readily accessible.

## SERVICES

We are advised that water, electricity and sewerage connections are all available close to the site. Interested parties should satisfy themselves as to the capacity and location of such services.

## EASEMENTS, WAYLEAVES AND THRID PARTY RIGHTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

## ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

## AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

## LOCAL AUTHORITY

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 and/or [harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)





Site Plan - As Proposed

**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.

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