



Northumberland
Properties

Blue House Farm, Netherton Colliery
£1,500,000





Blue House Farm

Netherton Colliery, Bedlington

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Full planning permission granted for six detached, architecturally designed new-build homes
- Exceptional rural development site extending to approximately 2.85 acres
- High-quality material palette including natural stone, slate and zinc standing seam roofing
- Mix of single-storey and two-storey dwellings replicating an original farm steading
- Grade II listed farmhouse (c.1716) with potential for conversion into 2 dwellings or 4 apartments
- Sought-after countryside location between Bedlington and Nedderton
- Strong GDV potential with significant uplift via heritage conversion
- Planning Reference: 24/02362/REM – Northumberland County Council









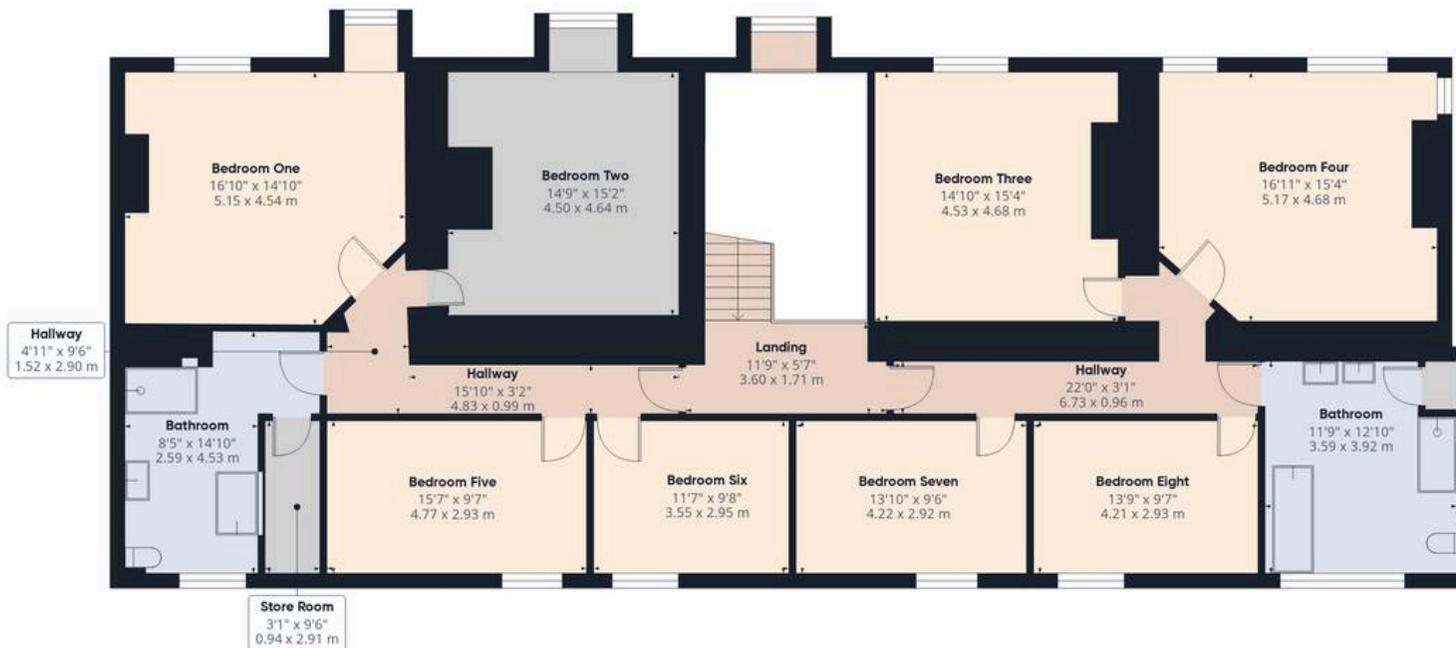


First Floor

Approximate total area⁽¹⁾

4283 ft²

398 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Planning Status

- Reserved Matters Approval Granted – Ref: 24/02362/REM
- S106 Approved

Further supporting documents, layouts, and design information are available via Northumberland County Council's planning portal.

Location

Located in attractive open countryside between Bedlington and Nedderton Village, the site provides a peaceful rural setting while still retaining excellent access to local amenities.

A superbly designed, fully consented luxury rural development site combining modern new-build homes with compelling heritage value. With high-quality architecture, a desirable setting, and additional upside through listed building conversion, this site offers a standout opportunity for developers seeking both quality and profitability.

Utility's:

- Gas Central Heating
- Mains Electric
- Mains Water
- Mains Waste

✦ Enhanced with



Northumberland Properties

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