



GSC GRAYS

PROPERTY • ESTATES • LAND



Consented Development Site, Glanton

Alnwick, Northumberland, NE66 4BN

POA



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Introduction

We are delighted to be selling this site with planning consent for 6 detached properties. With the benefit of superfast broadband in the village and the ability for each house to provide a home office, this site is ideally suited to those developers looking for a product which combines a rural location with good access to facilities and excellent connectivity.

Description

We are instructed on the sale of 2.12 acres or thereabouts at Glanton. The site is an open field used for grazing and enjoys spectacular uninterrupted views south across Whittingham Vale towards Simonside. The site is located south of the main road and is bound by residential development to the north and to the west. The Causeway is the main road through Glanton which lies adjacent to the site and west of the A697.

Situation & Amenities

Glanton is an attractive rural village, situated at the heart of the Northumberland countryside. The site is framed by the Cheviot Hills, Simonside and the Otterburn Moors. Glanton is a growing village and benefits from a shop, post office and public house. The site combines its peaceful, semi-rural ambience with easy access to Morpeth and Newcastle to the south and Edinburgh and the Borders to the north. The superb site, whilst secluded, is just 9 miles from Alnwick, and 10 miles from Wooler. The village benefits from super-fast broadband with download speeds

of up to 80Mbps and upload speeds of 20Mbps, as referred to on the online broadband checker. This will allow occupiers to remain connected whilst benefiting from a picturesque rural location, providing a perfect work from home balance. Glanton is 13 miles away from Alnmouth railway station which has commuter times of approximately 1 hour to Edinburgh and approximately 30 minutes to Newcastle. The exciting development offers purchasers the combination of landscape, environment and community with the opportunity to homework on a modern broadband connection whilst also having excellent transport links close to hand.

Planning Permission

Full Planning Consent (without onerous or unusual conditions) was granted on 2nd February 2018 (Reference 17/00209/FUL) for five 4-bedroom detached houses and one 3-bedroom detached bungalow. An indicative plan is attached to these particulars, which illustrates the site area and the boundary within the Planning Consent. Interested parties should familiarise themselves with the Full Decision Notice and the site-specific conditions.

Design Proposals

The site and designs are sympathetic to the Northumberland countryside with the unit sizes reflective of local demand and similar properties found throughout the village. There are areas within units 4 and 5 allocated for home working. There is an opportunity to replan the utility rooms and associated space in units 1, 2, 3 and 6 to provide home office space.

Tel: 01833 637000

Tenure

Freehold with vacant possession.

Access

The Causeway is the main road into the village. The development would be served off a new access formed centrally along the width of the site leading to a cul-de-sac estate road servicing the properties.

Basis of Offer

On conditional exchange of contracts.

Local Authority

Northumberland County Council.

Viewings

Viewings are strictly by appointment with the selling agent.

Particulars/Information Pack

Particulars written September 2020. Planning available online. An information pack has been produced and is available upon request, which comprises planning documents, including application and consent as well as architect's drawings.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



