

Development Opportunity

BUILDING PLOT WITH PLANNING PERMISSION FOR LUXURY HOME

LAND AT MEDBURN, NEWCASTLE UPON TYNE, NE20 0JE

Building plot with full planning permission to create a single luxury home with detached garage

Ponteland 4 miles ■ Newcastle 9.5miles ■ Newcastle International Airport 5.5 miles ■ Full planning permission for a detached 4 bedroom house with new access and detached single garage ■ Extending in total to approximately 0.25 acres

SITUATION

The site lies at the western edge of Medburn with detached low density housing to the north, south and east, with open countryside and woodland to the west. Medburn is a well regarded settlement of bespoke detached housing offering a mix of rural setting and accessible location. There is easy access by road to the A69 and onward to the centre of Newcastle. Local shopping is available in both Darras Hall and Ponteland, as are a range of schools, sports and leisure facilities

DESCRIPTION

The site formed part of the garden of a larger property and is surrounded by mature hedgerows and trees but is predominantly laid to lawn. The site is predominantly level with no significant constraints to development.

PLANNING

Full planning permission has been granted under Planning Ref: 21/02543/FUL on 17th February 2023. This provides for a two storey detached house extending to approximately 230sqm (2,479sqft) and a detached single garage. The approved design follows design cues from the early 20th century with a combination of red brick and rendered main external walls, with additional detailing including sandstone plinth course and window and door surrounds. A series of dormers provides light to a number of the first floor rooms and extensive use of expansive glass panels to the elevations and roof pitches add contemporary appeal to the house. The proposal is to connect to mains water and electricity supplies, and foul drainage with the surface water drainage to an adjacent water course. The services will be installed by the

Developer.

WHAT3WORDS

ridge.pampering.exactly

DIRECTIONS

From the A69 north of Throckley, take the B6323 north turning left at the T-junction after approximately 3/4 mile towards Stamfordham. After a further 1.5 miles heading west toward Stamfordham, turn right signposted Medburn. Follow this road for approximately 1 mile and the site is found on the right hand side.

VIEWING

Viewing is strictly by appointment through Galbraith Morpeth. An Information Pack is available by email on request containing all planning and all other relevant information.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Galbraith is required under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on its new clients. This requirement is absolute and must be satisfied before we commence work on your behalf. Galbraith works in partnership with First AML, 'The UK's preferred AML Solution'. You will be contacted directly by First AML via email, who will request all necessary identification documentation. If you cannot complete this request from First AML, please contact galbraith at your earliest convenience to make other arrangements. Failure to provide this information may result in an offer not being considered.

Particulars prepared June 2023.



Galbraith

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