



Development Opportunity

Former aircraft hangar with planning permission for residential conversion

FORMER AIRCRAFT HANGAR, TRANWELL, MORPETH, NE61 6AQ

Large clear span building with planning permission for conversion to create a luxury spacious home together with additional land.

Morpeth 3 miles | Newcastle 13 miles | Newcastle Airport 8.5 miles
| Full planning permission for 5 bedroom house and new access road | Located alongside prestigious Tranwell Woods settlement extending to approximately 3.3 acres.

LOCATION

Tranwell Airfield lies close to the popular market town of Morpeth, with intercity rail services to London and Edinburgh and adjacent to Tranwell Woods, an enclave of some of the finest bespoke housing in the North East region. The A1 is easily reached a short distance to the east allowing easy access to Newcastle and international air travel.

The location offers expansive and distant open views over the open countryside to the south, whilst the mature woodland to the north provides shelter and a habitat for a variety of wildlife.

DESCRIPTION

This former aircraft hangar dates back to the creation of the surrounding airfield during WWII and has subsequently been used for farm storage. The steel framed, clear span building stands on a concrete base and is clad in steel sheeting. Included in the property is the land identified in the planning permission for the new access road and formal garden, together with additional amenity land and part of the adjoining woodland. The scheme includes the creation of a ha-ha to the south to optimise the opportunity to enjoy the excellent views from the new dwelling.

PLANNING

Full planning permission has been granted on 3rd February 2023 (ref:22/04480/FUL) for conversion of the building to a single dwelling subject to a range of conditions. The site has access to nearby electricity and water supplies and drainage will be to a private non-mains system, all to be installed

by the developer. The approved design provides approximately 712sqm (7,665sqft) GIA (excluding the integral garage) over two floors, including 5 en-suite bedrooms, dining/kitchen, sitting room, study, gym, games room and utility room. The Property is sold for development as a single private dwelling only.

WHAT.3.WORDS

twice.giant.unless

DIRECTIONS

From the A1 heading north, take the slip road onto the B1337 to Morpeth turning left (west) immediately before passing back under the A1. Proceed through Glororum and turn right at the junction then first left. Proceed through the Tranwell Woods residential area, turning left at the next junction. The site will be found on the right having left the residential area heading south.

VIEWING

Viewing is to be strictly by appointment with Galbraith Morpeth (Tel: 01670 331500 or 07711 739552. An information pack is available by email on request containing all planning and other information. We recommend this is read before viewing where possible.

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 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. First AML will contact you via email, and will request all necessary identification documentation. If you cannot complete the request from First AML, please contact Galbraith to make other arrangements.



Galbraith

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