

The Shieling

Humshaugh, Hexham, Northumberland.

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Interesting residential development opportunity in the sought after village of Humshaugh.

Hexham 6 miles | Corbridge 8 miles | Newcastle upon Tyne 23.5 miles

Development opportunity
Building Plot with 3 separate consents | Sought after village location | For sale as a whole

THE PROPERTY

An interesting and exciting development opportunity in the pretty and highly sought after village of Humshaugh. There are three planning permissions which apply to this site. At the northern end of the plot a consent (Ref 22/01508/FUL) exists to demolish the bungalow and rebuild a new detached house with annex and integral garage. At the southern end of the plot there is a consent (Ref 23/03781/FUL) to build a new house and a detached garage OR a detached house with an integral garage (Ref 22/01508/FUL). The project provides an attractive proposition for developers and self-builders alike seeking to build out a multi plot site in a location which will stand the investment for these game changing houses. As carbon awareness increases and our efforts to reduce emissions are

enabled, here is a site which will afford the new owner and builder to maximise efficiencies from the very beginning with modern building methods and contemporary finishes. The spectacular setting can only excite those with an ambition to build their own home. Available as a whole, the generous site extends to approximately 0.5 acre and provides for two well-proportioned houses, each enjoying a much loved view across the Tyne Valley.

LOCATION

The site lies in the well served and popular village of Humshaugh, surrounded by rolling pastoral countryside and close to the Northumberland National Park. The village has a local shop, a pub and a parish church, as well as a primary school and doctors surgery. The local historic market town of Hexham with its wide range of local amenities lies just over 4 miles away. Within Hexham there are a variety of shops, a weekly market and several large supermarkets, as well as a choice of cafés, restaurants and pubs. There are also plenty of leisure facilities, with golf available at Hexham and Tynedale Golf Clubs. The town also has several excellent schools, including the outstanding Sele First School and for secondary, the Queen Elizabeth High School. The independent Mowden Hall Preparatory School is also within easy reach. The beautiful surrounding area provides walks and other country pursuits, while Newcastle city centre provides more extensive cultural, educational, recreational and shopping facilities.





DIRECTIONS

Head towards Humshaugh village from the roundabout on the north side of Chollerton bridge. Take the first right turn into a private lane after Chester Meadow and The Shieling is the penultimate house on the right-hand side. Post code NE46 4AA.

The property enjoys excellent communication links with the nearby A69 giving access to surrounding villages and towns. The beautiful Northumbrian heritage coastline and Newcastle lie to the east and Carlisle and the Lake District to the west. Easy onward access leads to the A1, A1(M) and M6 and Newcastle International Airport is also easily accessible. Hexham station offers regular cross-country services linking to other mainline services to major cities including London.

GENERAL

Services:

Mains water, electricity and drainage is in situ for the bungalow site with easy access for the remaining site. Please note, there is no mains gas within Humshaugh. High speed broadband available but not connected.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Bungalow currently rated band F

EPC: E

VIEWING

Strictly by appointment with Galbraith Hexham Tel: 01434 693693 Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



WHAT THREE WORDS

chuckle.ripen.audibly

Galbraith



Hexham Business Park, Burn Lane, Hexham,
NE46 3RU

01434693693

hexham@galbraithgroup.com



Chollerton bridge

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared July 2024. Photographs taken June 2024.