



RIVER HEIGHTS

Station Road, Heddon-on-the-Wall, Newcastle Upon Tyne ,
Northumberland, NE15 0DY

River Heights, Station Road, Heddon-on-the-Wall, Newcastle Upon Tyne

An exciting opportunity to create a dream home in a stunning location

Newcastle 8 Miles | Cramlington 14 miles | Ponteland 6 miles
Morpeth 20 miles

Building plot with consent for:
Open Plan Living | 4 Bedrooms
4 Bathrooms (all en-suite)
Integral Garage | Garden
Parking | Panoramic views to the south over the Tyne Valley
About 279 sq m (3,003 sq ft) inc garage.

DESCRIPTION

An exciting opportunity to acquire a sensational building plot with full planning permission (Ref: 18/01561/FUL) on Station Road, just on the fringe of the popular and well serviced area of Heddon-on-the-Wall. The layout has been considered and created to ensure maximum enjoyment of the panoramic views across the Tyne Valley to the south, providing a genuinely awesome and beautiful backdrop for this individually designed property.

Hexham Business Park, Burn Lane, Hexham,
NE46 3RU
01434693693
hexham@galbraithgroup.com

OUTSIDE

The house will be approached by a private drive giving access to a parking area and an extensive area of ground suitable for a landscaped garden.

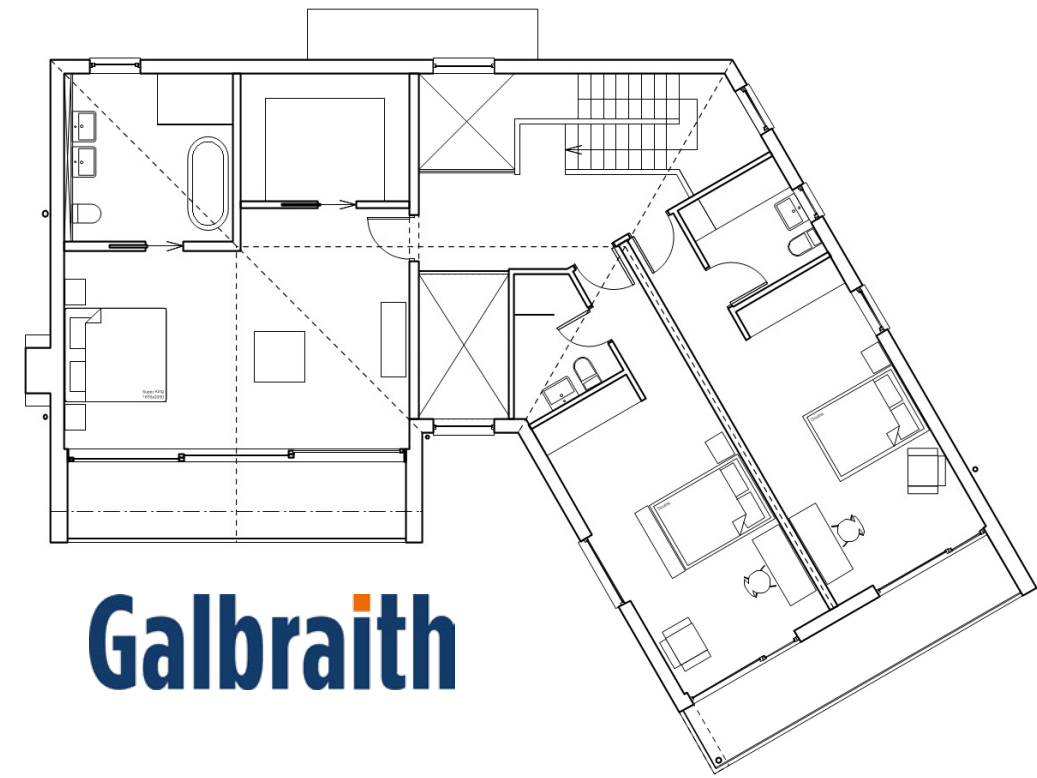
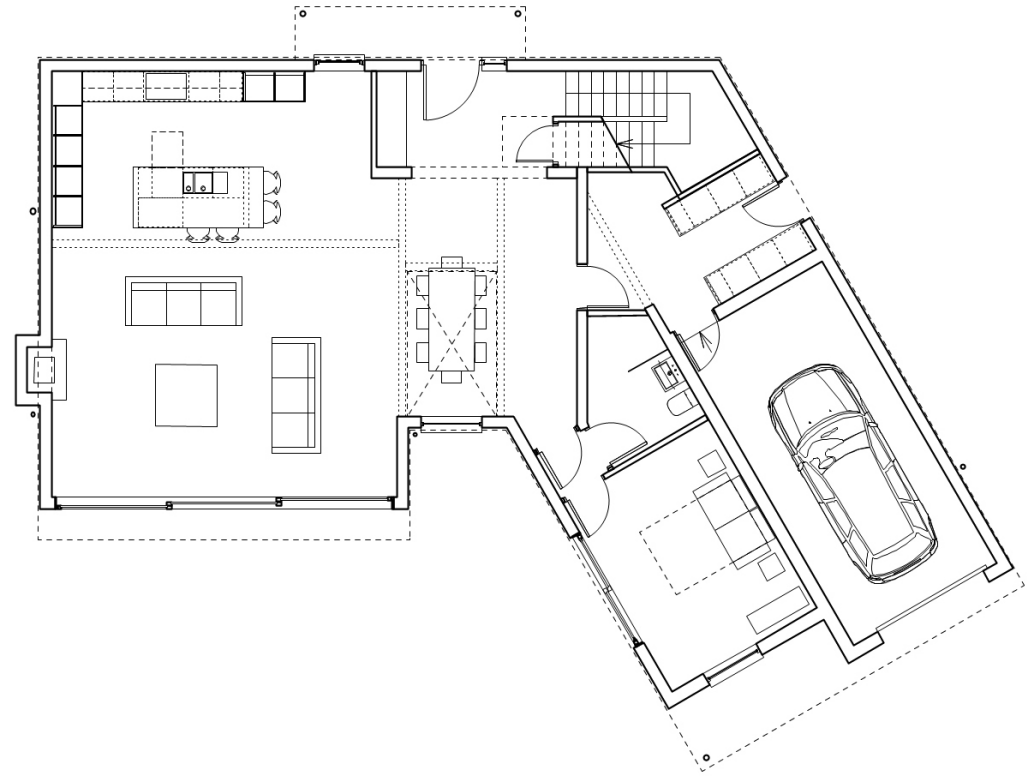
ACCOMMODATION

Ground Floor:
Entrance hall with staircase and storage | open plan living kitchen with dining area | utility area | double bedroom with en-suite | Integral garage

First Floor:
3 double bedrooms all with en-suite bathrooms including a spacious principal bedroom with a dressing room.

The proposed accommodation extends to about 279 sq m (3,003 sq ft) inc garage.





Galbraith



LOCATION

Heddon-on-the-Wall is a sought after Tyne Valley village with strong infrastructural merit. It is superbly placed for access to the A69 and the A1 making it ideal for commuting to Newcastle, Gateshead and Morpeth and west to Hexham and Carlisle.

PLANNING - Planning ref: 18/01561/FUL

River Heights has detailed planning consent which was granted in 2021 for the development of a two storey beautifully designed property. Northumberland County Council have confirmed in writing (on 9 June 2021) that the development and subsequent non-material amendment has been lawfully implemented and that the consent is now considered by them as extant.

POSTCODE

NE14 0DY

VIEWING

Strictly by appointment with Galbraith Hexham
01434 693693 | 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.



Galbraith

onTheMarket.com

Hexham Business Park, Burn Lane, Hexham,
NE46 3RU
01434693693
hexham@galbraithgroup.com



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 February 2024. Photographs created February 2024.