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Plotted Scale - 1:1,250

BUILDING PLOT SNITTER

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

£180,000

GUIDE
PRICE

An exceptional greenfield site on the edge of a picturesque hamlet within 3 miles of the small Market Town of Rothbury. The site extends to approximately 0.4 hectares (an acre) and has detailed planning permission (Planning Reference 23/04188/FUL) for a substantial detached house. The plot is in an elevated position with a mature woodland area to the southwestern edge which provides screening and privacy. The site is accessed via a stone-walled entrance and will feature a drive, parking and turning areas, and a double garage. The proposed accommodation is arranged over two floors with a gross external area of 203m² (2,200 sq ft) and includes on the Ground Floor a large Kitchen/Dining, Utility Room, Family Room, and Sitting Room. On the First Floor 4 Double Bedrooms (2 ensuite) and a family Bathroom.

Snitter

A small village approximately 3 miles west of Rothbury. It stands between two streams called Wreigh and Lorbottle, which shortly afterwards unite, and join the Coquet river. Services in Thropton are approximately a mile away, which include the Shell forecourt with shop.

Your Opportunity

The proposed scheme has been designed to ensure that blends in character with the neighbouring properties and their setting, in terms of the scale, proportions, massing, positioning and appearance.

Planning

Detailed planning permission has been granted by Northumberland County Council (application reference: 23/04188/FUL)

Servicing

It is proposed to connect the foul water drainage to the public system via the adjoining property. Surface water drainage will be disposed of on-site with appropriately sized and positioned soakaways. Other services are available adjacent to the site.

Agents Note

The site will be restricted to a single private dwelling to be built in accordance with planning consent 23/04188/FUL with associated garden and woodland.

A purchaser/developer will have necessary rights over the track, the Seller would contribute to any maintenance up to the standard of it being for agricultural purposes only and no more.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Tenure

Freehold



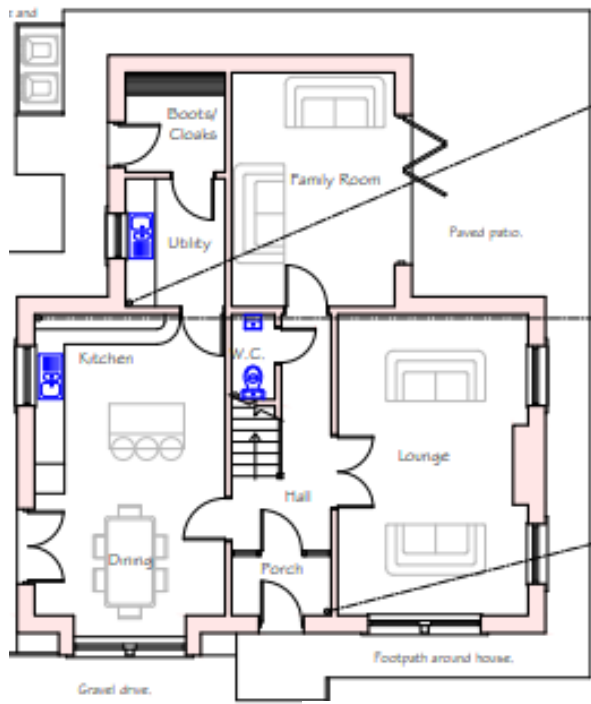
Viewing

Strictly by appointment with the selling agents.

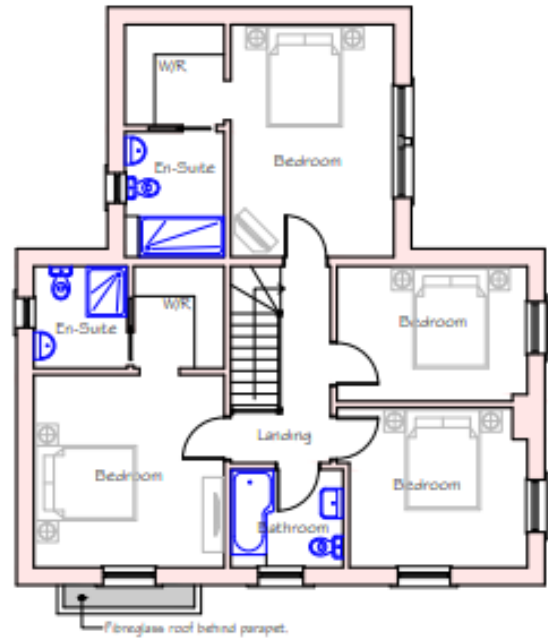
Location

For detailed directions please contact the selling agents.

Details Prepared August 2024
Property Reference 32738767

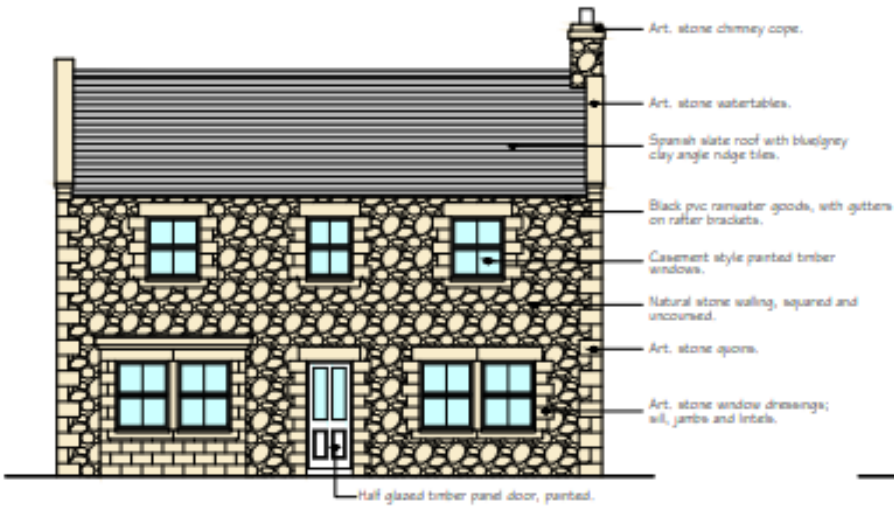


GROUND FLOOR PLAN

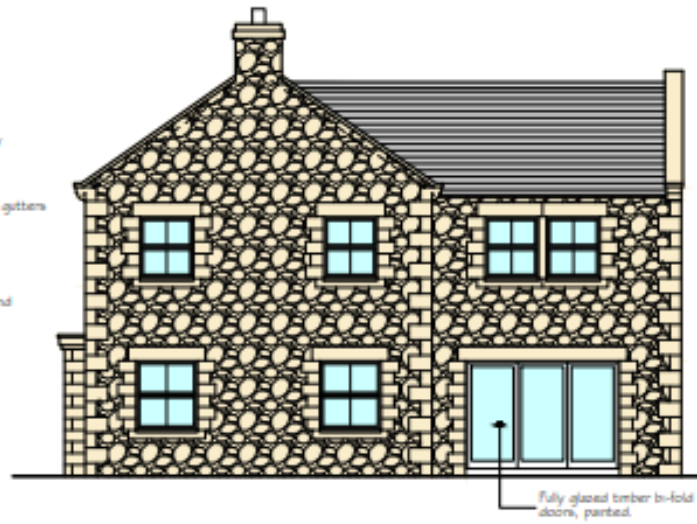


FIRST FLOOR PLAN

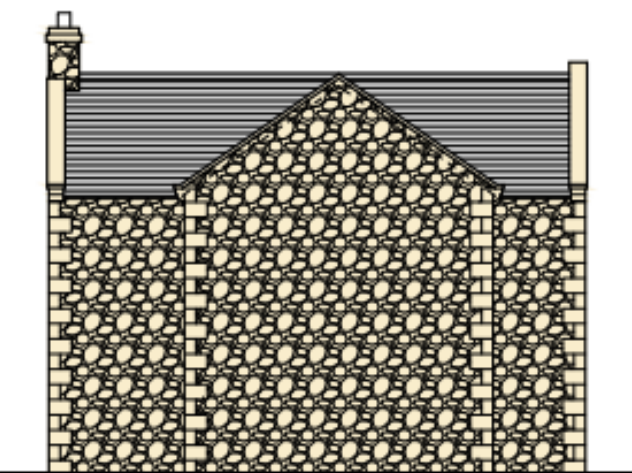




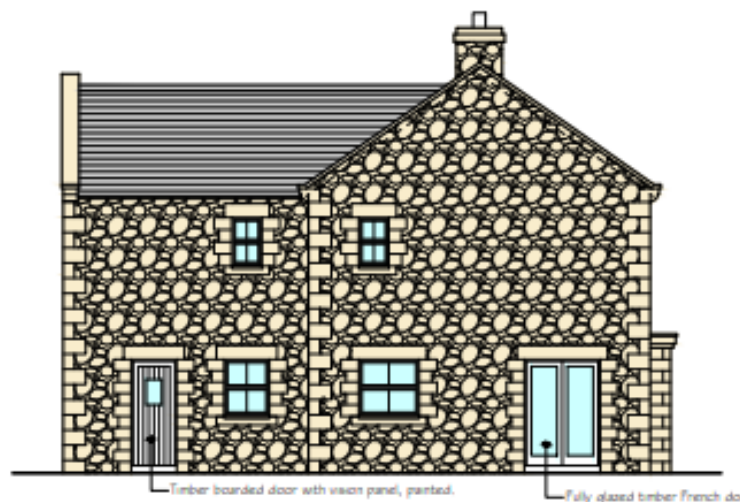
NORTH WEST ELEVATION



SOUTH WEST ELEVATION

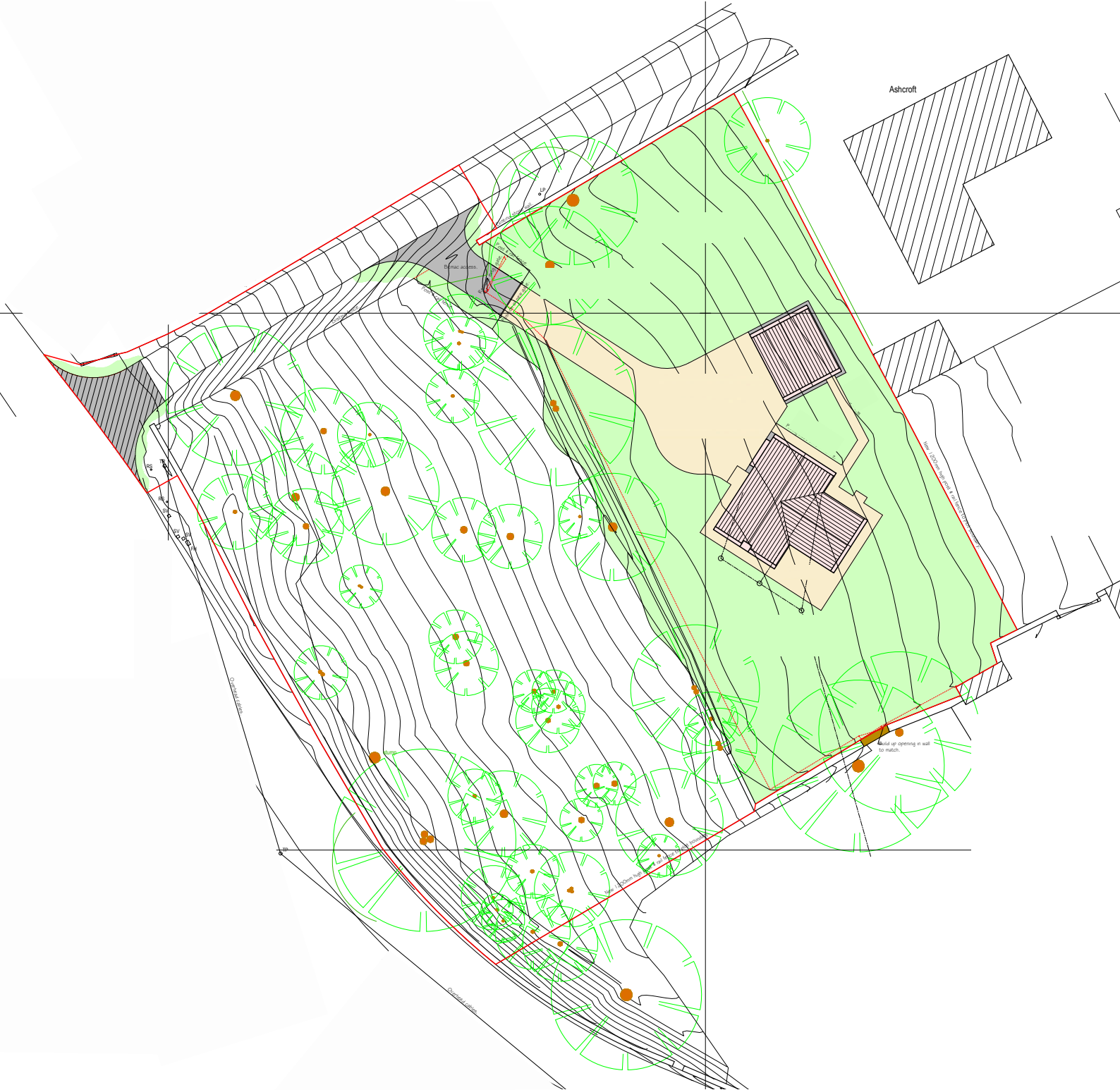


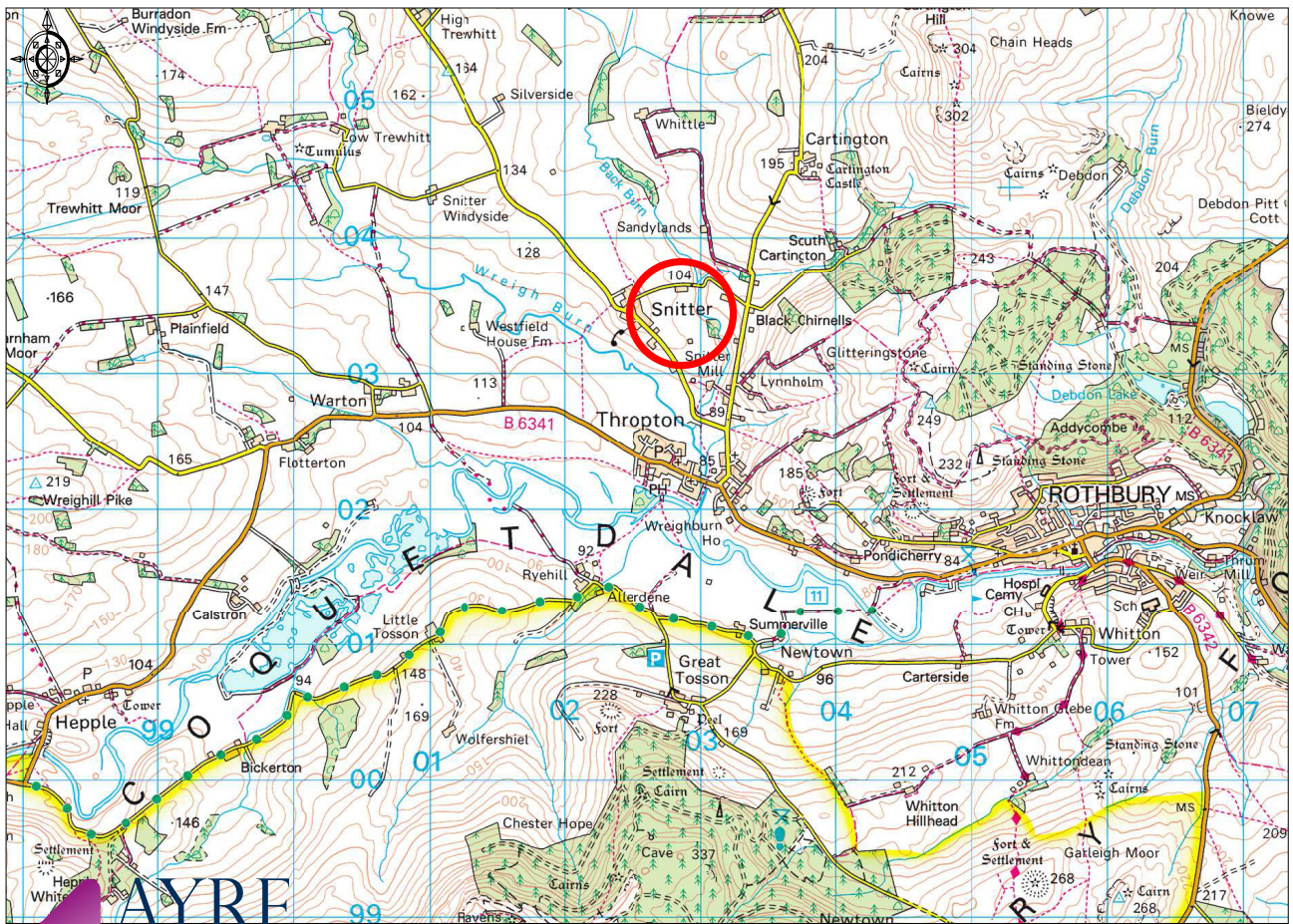
SOUTH EAST ELEVATION



NORTH EAST ELEVATION

Site Layout





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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.