

Two building plots for sale on, Park Road, Swarland, Northumberland.

Offers Over £300,000



Full Description

Development Opportunity – Two Building Plots with Full Planning Permission on approved application

22/01325/VARYCO. A superb and increasingly rare opportunity to acquire two generous residential building plots, offered together as one lot, with full planning permission for two individually designed three-bedroom detached homes.

Occupying an attractive position to the rear of Park Road, Swarland, the plots are approached via a shared driveway and enjoy particularly impressive garden plots. Beyond the more conventional garden areas, the land extends significantly further to the rear, running towards Swarland Woods, creating a unique sense of space and a delightful setting for the proposed homes.

Planning permission has been granted – and importantly has already been implemented – for the construction of two substantial three-bedroom, two-bathroom detached properties. Designed in an attractive storey-and-a-half/dormer style, the proposed homes offer spacious and flexible accommodation ideally suited to modern family living.

Each property has been designed to provide three generously proportioned double bedrooms and two bathrooms, together with an impressive open-plan kitchen/dining area, separate utility room and an

additional versatile room at ground-floor level. This fourth room could readily serve as a home office, occasional bedroom, children's playroom, snug or hobby room, depending upon the requirements of the eventual owner.

The combination of the attractive house designs, unusually generous plots and woodland backdrop makes this an exciting proposition for a developer, builder or private purchaser looking to create two individual homes.

The two plots are being sold together as a pair and, with the existing planning permission implemented, represent an opportunity to move forward with the development without starting the planning process from scratch.

Purchasers may, of course, wish to explore alternative designs or amendments to the approved scheme, which would be subject to obtaining any necessary further planning permissions and consents.

Full planning documentation, approved drawings and further information are available upon request. Prospective purchasers should satisfy themselves as to the precise planning status, boundaries, services, access arrangements and all other development matters prior to purchase.

Tenure: Freehold

Council Tax Band: To be accessed as land only at present

EPC: Not needed as plots for building

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

Important Note: These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- EXCITING RESIDENTIAL DEVELOPMENT OPPORTUNITY
- TWO BUILDING PLOTS – SOLD TOGETHER AS ONE LOT
- FULL PLANNING PERMISSION FOR TWO DETACHED HOMES
- PLANNING PERMISSION ALREADY IMPLEMENTED
- TWO STYLISH 3 BEDROOM, 2 BATHROOM HOMES
- SPACIOUS STOREY-AND-A-HALF / DORMER-STYLE DESIGNS
- OPEN-PLAN KITCHEN/DINERS, UTILITY ROOMS & FLEXIBLE 4TH ROOMS
- SUPERB, GENEROUS PLOTS WITH EXTENSIVE REAR GARDENS
- GARDENS EXTENDING TOWARDS SWARLAND WOODS, NORTHUMBERLAND
- SHARED DRIVEWAY – READY FOR A DEVELOPER OR SELF-BUILDER TO PROGRESS

Contact Us

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Ground Floor Plan (as Proposed) 1:100

First Floor Plan (as Proposed) 1:100



Front Elevation (as Proposed) 1:100

Rear Elevation (as Proposed) 1:100

RHS Elevation (as Proposed) 1:100

LHS Elevation (as Proposed) 1:100





