

PROPERTY REPORT

21 Falcon Hill, Morpeth. NE61 2YG

















Introduction







Key Property Information



Estimated market value

£560,000

Estimated market value

£1,450 pcm

[] 1,658ft² £337 pft² **뗻** 6 <u>P</u> 2 Leasehold

[] Plot information

Title number ND49712 Plot size 0.11 acres Yes Parking (predicted)

血 Council tax

Mobile coverage

⊕ Broadband availability

Band D

£2,465 per year (est)

Northumberland

B EE **O**₂ 02

3 Three

Vodafone

ull

ull

Basic

7mb

Superfast 60mb

Ultrafast 10000mb

10000mb Overall

Planning and Local Information



♠ Flood risk

Rivers and sea

Very low risk for flooding by rivers and sea

Surface water

Very low risk for flooding by surface water

② Radon Gas

Low to Moderate risk (1-3%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

Rights and restrictions



Restrictive covenants

(No covenants)

This property does not have any restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

Why it's important

Usage Limitations

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

🕅 Rights of way

There has been no rights of way found on the plot of this property

0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

0 found Bridleways

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

0 found Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



Rights and restrictions



♬[↑] National park

(No restrictions found)

This property is <u>not</u> within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

Natural Beauty

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

Value Implications

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Conservation area

No restrictions found

This property is <u>not</u> within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

Q Why it's important

Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Rights and restrictions



Ø Greenbelt land

(No restrictions found)

This property is \underline{not} on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

♀ Why it's important

Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

Environmental Appeal

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

Value Implications

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Comparable Properties - Sales









£450,000 listed price

1,053ft 🛇

1,604ft 🛇 £595,000 listed price 2,169ft 🛇

Westgate, NE61

₽ 4 Bed

Emily Davison Avenue, NE61

£450,000 listed price

₽ 3 Bed

≌ 3 Bed

□ Leasehold

[] 1561ft² (£288.2...

[] 1173ft² (£383.63) □ Freehold

[] 1894ft² (£314.15) □ Freehold

Mitford Road, NE61







£530,000 listed price

1.0mi 🕲

£500,000 listed price

£550,000 listed price

1.0mi 🔘

Ghyll Edge, Morpeth, NE61

₽ 6 Bed

Brumell Drive, NE61

₽ 5 Bed □ Freehold Detached

[] 1894ft² (£263....

1.0mi 🕲

High Park, Deuchar Park, NE61

₽ 5 Bed

Detached

[] 2174ft² (£252.... □ Freehold





£550,000 listed price

1.0mi 🔘

£450,000 listed price

1.0mi 🔘

Horseshoe Way, Morpeth, NE61

₽ 5 Bed Cottingwood Lane, Morpeth

₽ 4 Bed

Comparable Properties - Completed









£485,000 sold price

1,247ft ⊚

1,440ft @ £590,000 sold price

2,169ft 🔘

Ogle Avenue, NE61

[] 1819ft² (£266.6...

Emily Davison Avenue, NE61

[] 1539ft² (£302.1...

£465,000 sold price

Mitford Road, NE61

□ 3 Bed □ Detached

[] 1894ft² (£311.51)







£560,000 sold price

2,300ft 🛇

£485,000 sold price

1.0mi 🔘

£450,000 sold price 1.0mi

High Stanners, NE61

[] 1841ft² (£304.18)

Brumell Drive, NE61

[] 1905ft² (£254....

Wansdyke, NE61

[] 1916ft² (£234.8...





£531,750 sold price

⊚ £517,500 sold price

1.0mi 🔘

Rectory Park, Deuchar Park, NE61

[] 1905ft² (£279.13)

Brumell Drive, NE61

□ 6 Bed □ Detached

[] 2099ft² (£246....

Comparable Properties - Lettings









£1,300 pcm

1.0mi 🕲

1.0mi 🔘

£1,550 pcm

Bowyer Way, Stobhill, Morpeth, Nor...

Comfrey Drive, Morpeth

₽ 4 Bed

Fennel Way, Morpeth

£1,200 pcm

₽ 4 Bed ₽ 4 Bed







£1,400 pcm

3.0mi 🕲

4.0mi 🔘 £1,600 pcm

£1,300 pcm

6.0mi 🕲

Pegswood Village, Pegswood, Morp...

Woodland Close, Bedlington

₽ 4 Bed

₽ 3 Bed

Detached

₽ 5 Bed

[] 1324ft² (£0.98) □ Freehold

Fairhaven Way, The Fairways, NE23





£1,200 pcm

6.0mi 🔘

£1,500 pcm Ivy Drive, Cramlington

7.0mi 🔘

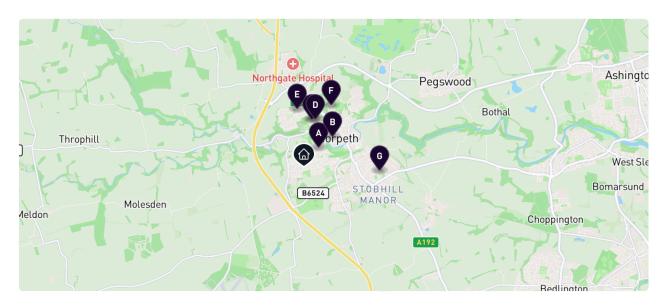
Harvey Close, Ashington, Northum...

₽ 4 Bed

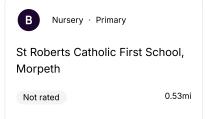
₽ 4 Bed

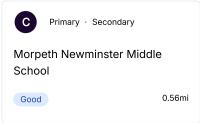
Local Education



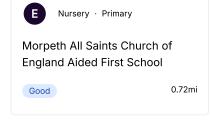


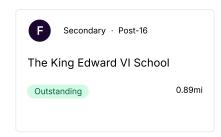


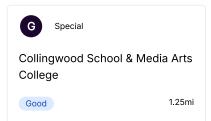


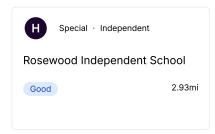






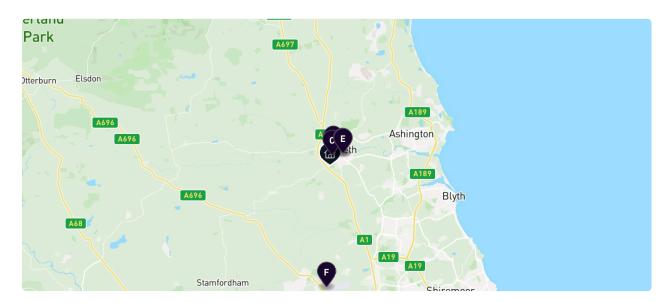


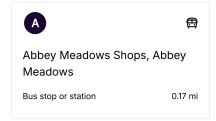


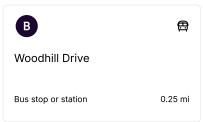


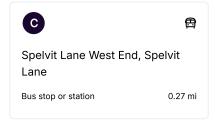
Local Transport

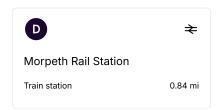


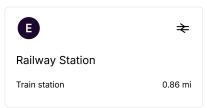


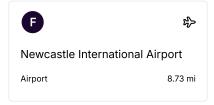








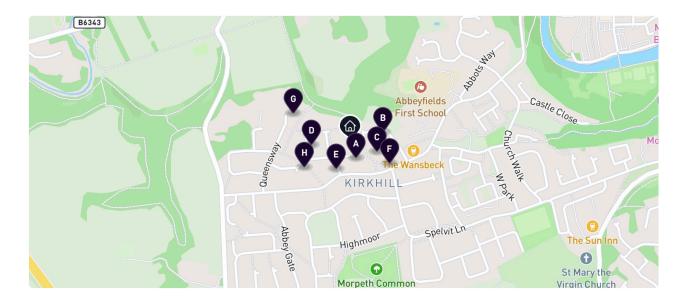






Nearby Planning







8 Falcon Hill Kirkhill Morpeth Northumberland NE61 2YG

Front porch with side caopys

Approved Ref: 20/01906/FUL 01-07-2020

В

39 Downing Drive Kirkhill Morpeth Northumberland NF61 2YB

Proposed first floor side extension and new tiled roof over kitchen.

Approved Ref: 19/00906/FUL 15-03-2019

0

21 Downing Drive Kirkhill Morpeth NE61 2YB

Construction of two storey side extension, single storey rear extension and porch extension

Approved Ref: 18/04232/FUL 03-12-2018

D

12 Turners Way Kirkhill Morpeth Northumberland NE61 2YE

Alterations and extensions to existing detached dwelling

Approved Ref: 23/00662/FUL 14-03-2023



Outside 66 Abbey Meadows And 59 Abbey Meadows Kirkhill Morpeth Northumberland NE61 2YA

Installation of 2 × 9m light poles - reference: MORPETH PON MP V9009

Approved Ref: 23/04717/MISC 20-12-2023

E

42 Abbey Meadows Kirkhill Morpeth NE61 2YD

Construction of first floor extension to side over existing garage and new porch to the front of...

Approved Ref: 21/00002/FUL 05-11-2021



26 Queensway Newminster Park Morpeth Northumberland NE61 2BG

Proposed two storey side extension, single storey rear extension & additional porch

Approved Ref: 22/04778/FUL 28-12-2022

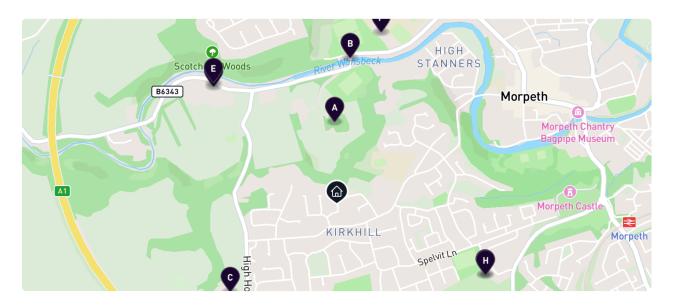
4 Pilgrims Way Kirkhill Morpeth NE61 2BQ

Construction of two storey side extension and a smaller single storey extension to the back of the...

Approved Ref: 19/00755/FUL 05-03-2019

Nearby Listed Buildings





A Grade II - Listed b	uilding 1027ft
Newminster abbey	
List entry no: 1155952	11-08-2050

B Grade II - Listed building	g 2001ft
Lowford bridge	
List entry no: 1303122	22-08-1986

Grade II - Listed building	2215ft
The old farmhouse	
List entry no: 1042654	29-04-1987

D Grade II - Listed building	2421ft
Old abbey mill	
List entry no: 1370735	20-10-2069

E Grade II - Listed building	2457ft
Mill house	
List entry no: 1370753	20-10-2069

F Grade II - Listed building	2470ft
Grange house	
List entry no: 1370723	22-08-1986

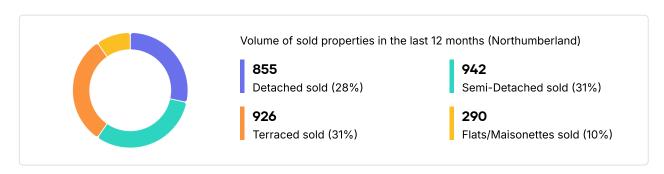
G Grade II - Listed building	2562ft
Grave of emily davison approx 100 yard of church of st mary	ds north-west
List entry no: 1155804	22-08-1986

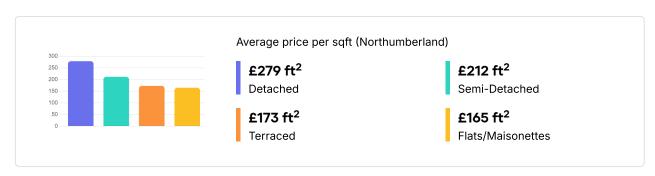
H Grade II - Listed building	2575ft
Bullen memorial 100 yards north west of mary	church of st
List entry no: 1042766	22-08-1986

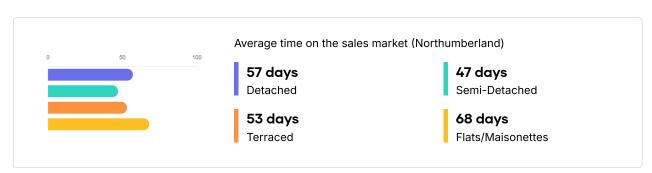
Sales Market Stats



Average house price changes in the last year (Northumberland)					
	Sep '24	Dec '24	Mar '25	Jun '25	Aug '25
Detached	£505k	£510k	£490k	£495k	£495k
Semi-Detached	£230k	£230k	£223k	£223k	£224k
Terraced	£193k	£193k	£187k	£187k	£188k
Flats/Maisonettes	£161k	£161k	£155k	£155k	£155k





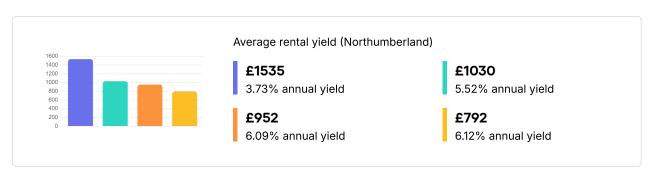


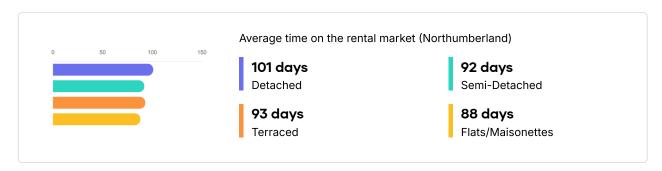
Lettings Market Stats



	Average rental price changes in the last year (Northumberland)				
	Sep '24	Dec '24	Mar '25	Jun '25	Aug '25
Detached	£1457	£2076	£1306	£1606	£2252
Semi-Detached	£835	£936	£823	£966	£945
Terraced	£791	£834	£840	£833	£791
Flats/Maisonettes	£581	£838	£621	£662	£678







Agency Bio



About Elizabeth Humphreys Homes

Elizabeth Humphreys Homes is something that I have forever wanted to do, it's always been in my heart. We have many years of experience in the housing industry, from new builds, park homes, and residential and commercial sales. In the past, I have worked in either high street companies or under other brands, but in reality I've been told by many clients that the brand is me and my team and it is now time to make the obvious step... which is Elizabeth Humphreys Homes. We are all about customer service and not penny-pinching, we want the complete freedom to serve our clients in the best way possible. When our clients are selling probably the most expensive item that they will ever own, it is about getting the best price, value for money, and customer service alongside providing the best knowledge and getting the job done right. We are all about the best of quality, best of knowledge, and providing this in a family-friendly way because the team here at Elizabeth Humphreys Homes is like a family.

Elizabeth Humphreys

Branch Manager

Your Agent





"I've lived and worked in Northumberland for the whole of my life, and for the past decade I've been working selling properties throughout the county. Over the last two years I have sold almost 500 homes. I have a history prior to estate agency in construction. I am known for my dedication to home-selling and my quality customer service and home presentation standards."

Elizabeth Humphreys

liz@eh-homes.co.uk 01665 661170

Valuer/Director

Contact Us



Elizabeth Humphreys Homes 9:00am - 6:00pm

Swarland Tuesday **9:00am - 6:00pm**

% 01665 661170 Thursday **9:00am - 6:00pm**

Saturday **9:00am - 1:00pm**

Find us on Sunday Closed

Scan here to view a digital version of this report

All reasonable efforts have been made by Street Group to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Street Group accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Property Report has been aggregated from a number of data points by the Street Group Property Service and the Street Group Automated Valuation Model. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Property Report does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact Elizabeth Humphreys on 01665 661170 or visit https://www.eh-homes.co.uk/ . To opt out of future communication, contact Elizabeth Humphreys.

Information produced by HM Land Registry. © Crown copyright and database rights 2022.

The polygons (including the associated geometry, namely x, y co-ordinates) and UPRNs are subject to Crown and GeoPlace LLP copyright and database rights 2022 Ordnance Survey 100026316.