

# BRUNTON

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## RESIDENTIAL



**HEPSCOTT, MORPETH**  
Offers Around £300,000

# BRUNTON

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## RESIDENTIAL





# BRUNTON

RESIDENTIAL

Daleford

Augusta  
House



# BRUNTON

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## RESIDENTIAL

### BUILDING PLOT | WITH PLANNING PERMISSION | SOUGHT AFTER AREA

Brunton Residential are delighted to offer for sale this building plot, The site is available with planning (Northumberland County Council 25/02726/FUL) for a detached three bedroom bungalow with garage and gardens.

Ideally located in the sought-after village of Hepscoth, the site offers a peaceful setting while remaining just a short drive from Morpeth town centre, where a wide range of shops, supermarkets, cafés, and restaurants can be found. The area is well-served by highly regarded schools and excellent leisure facilities. Convenient transport links include easy access to the A1 for commuting north and south, as well as nearby rail services from Morpeth Station, providing direct connections to Newcastle and beyond.

**BRUNTON**

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Brunton Residential are delighted to offer for sale this excellent site, which offers granted planning permission for the construction of a three bedroom detached bungalow complete with driveway, garage and private wrap around gardens with an excellent degree of privacy.

The site has gated access and is perfectly located just off Park Side in the sought after area of Hepscott. It is positioned backing onto countryside to one elevation and adjacent to generous gardens to the other.

Such plots are always in demand, with the opportunity to complete the build to your own specification only adding to the appeal.

Contact us or check the planning portal reference for more information.

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## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland C C

COUNCIL TAX BAND : Exempt

EPC RATING :



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	