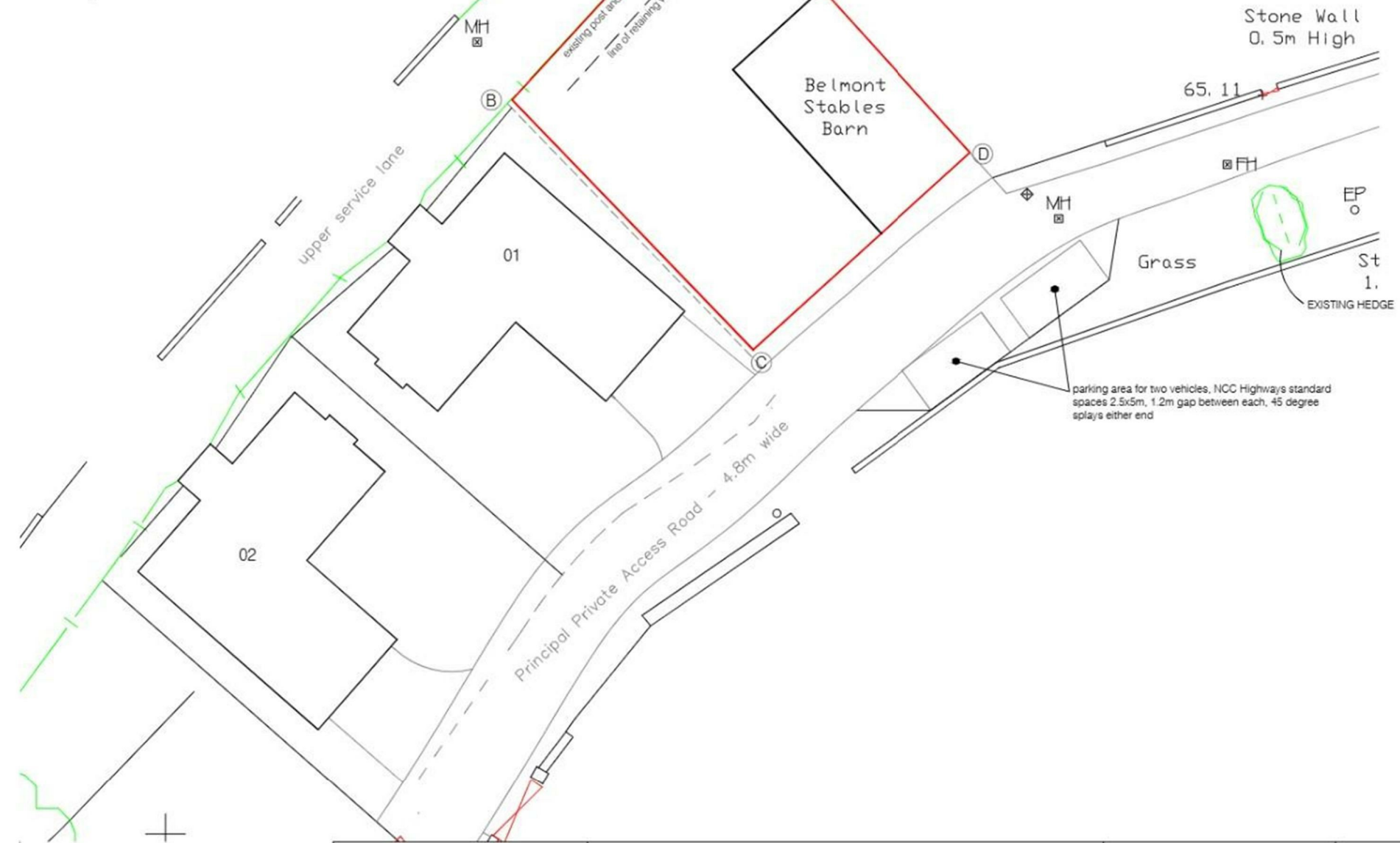


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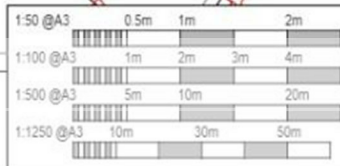
details taken from former architects drawings
all dimensions to be checked on site by
contractor prior to undertaking works

points A to D outline stable site perimeter
SITE AREA 276sqm



C	04.08.26	Update requested by client
B	31.07.26	Update requested by client
A	04.01.22	Update requested by client

General Notes:
The contractor must check and verify the dimensions of the whole site and building, including levels, drainage inverts and locations of all services prior to commencing works.
All dimensions indicated in metric (mm), do not scale.
This drawing is to be read with and checked against any specialist details, including structural engineers calculations prior to work commencement.
This drawing and the work shown are the copyright of Darryl Bingham and cannot be copied without consent.



Darryl Bingham Architectural Services
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www.dbarc.co.uk
07833 934400



Client	Mr K Duff	Drawing Title	SITE BLOCK PLAN
Address	Land at Belmont Stables Haydon Bridge	Scale	1:200 @ A3
		Drawing No	SS-BB-01
		Date	Nov. 2024
		Author	C

BELMONT, HAYDON BRIDGE, NE47
Offers Over £90,000

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Brunton Residential are delighted to offer for sale this excellent opportunity to create a residential dwelling, which offers granted planning permission for a energy efficient property.

The site is perfectly located just off from North Bank, and is positioned to the South of Belmont Gardens, within the desirable village of Haydon Bridge, Northumberland.

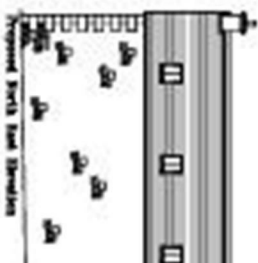
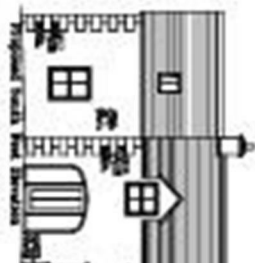
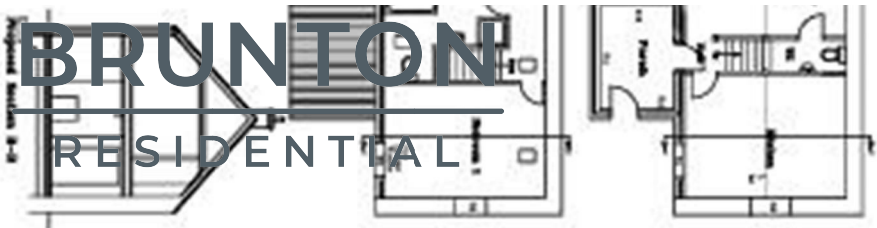
Haydon Bridge is ideally situated within Northumberland, and provides many local amenities including several public houses, restaurants, doctors' surgery and shops. The village also benefits from a popular first school and a high school. Also located just 6 miles away to the west, is the beautiful and historic market town of Hexham, which offers further shopping facilities, amenities and outstanding schooling.

Haydon Bridge Railway Station is also placed just a short walk away offering excellent and regular transport links throughout the Tyne Valley and into both Newcastle City Centre to the East and Carlisle to the West.

Change of use and conversion/extension of existing stable outbuilding to form one dwelling and creation of parking area. Planning permission was granted in April 2007 and work on the stables have already been implemented. Planning reference T/20050795.

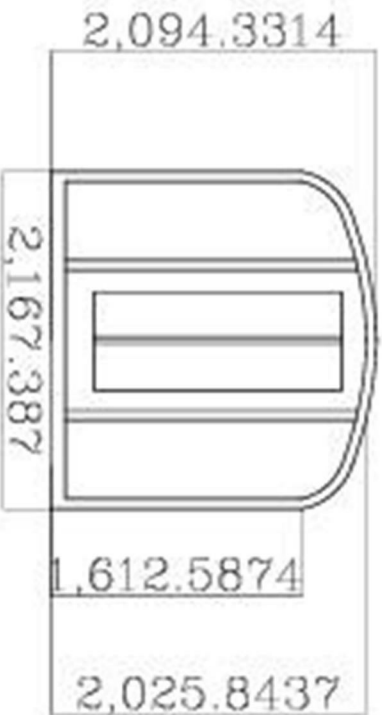
BRUNTON

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NOTES

All new windows to be energy efficient and/or
new windows to be installed with Storm Shutters to
All new roofs and floors to be water resistant
All above ground or below ground structures to
be made with treated lumber or steel members. (Minimum
floor joists/battens to be 1" x 6" nominal size and
All new doors to be solid timber. (Minimum
size 1" x 6" nominal size and 1" x 6" nominal size
All exterior, interior and floor joists to be made of
treated lumber to be 1" x 6" nominal size
New windows to be 1" x 6" nominal size
New doors to be 1" x 6" nominal size
New walls of 100 mm to be 100 mm nominal
All exterior walls to be 100 mm nominal



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This is an existing stone built barn dwelling, ready with electric supply, water into the premises and foul drainage adjacent. Occupying a generous plot, the proposed plans illustrate the potential to create an exceptional family home offering flexible accommodation across two floors. Permission has been granted for a two storey extension, porch or sun room. There is also on street parking adjacent for up to 3 vehicles. The foundation for the proposed extension is already in place, the North of the site has a double skinned reinforced retaining wall.

Further plans are available via the Northumberland County Council planning portal.

For further information please contact our Hexham team who will be able to arrange viewings of the site within daylight hours, however it is requested that details are registered with ourselves prior to any viewings taking place.

BRUNTON

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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



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

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