



DEVELOPMENT PLOTS, INGOE, NEAR PONTELAND,
NORTHUMBERLAND, NE20 0SP



Plot 1 Front Elevation (South West)



Plot 2 Front Elevation (South West)

DEVELOPMENT PLOTS, INGOE

Newcastle upon Tyne, Northumberland, NE20 OSP

An exciting opportunity to acquire two exclusive residential plots, each benefiting from full planning permission for the construction of a detached four-bedroom home. The planning consent, granted under application 23/01450/FUL, allows for the creation of two elegant dwellings set within a peaceful rural location, on land currently occupied by derelict agricultural buildings.

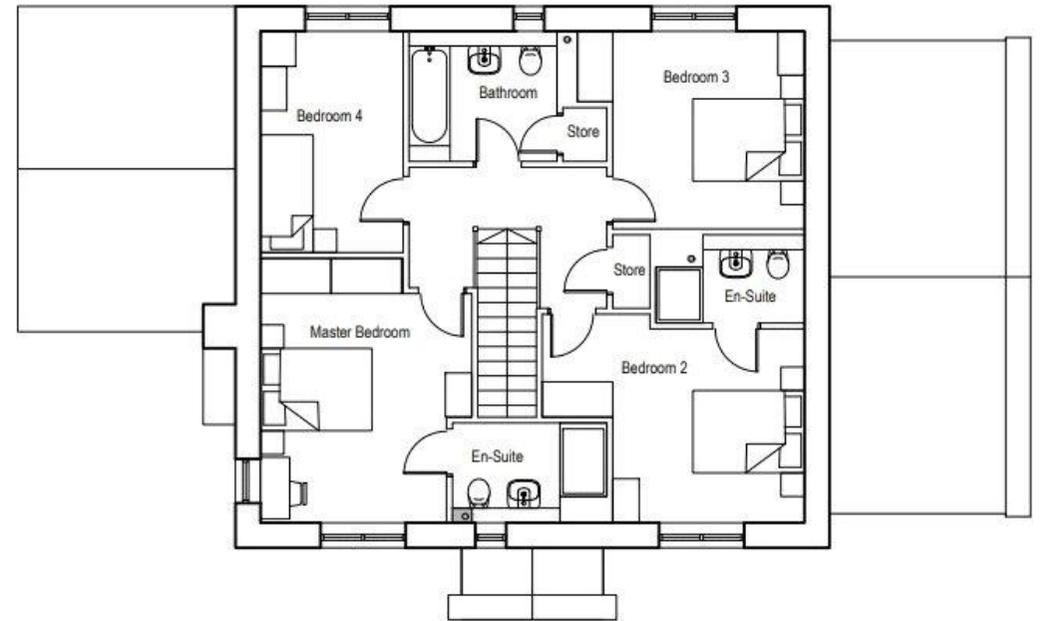
- Planning reference 23/01450/FUL
- Stunning views and setting
- Site area circa 0.29 acres (0.12 Hectares)
- Edge of a rural village
- Development opportunity

GET IN TOUCH

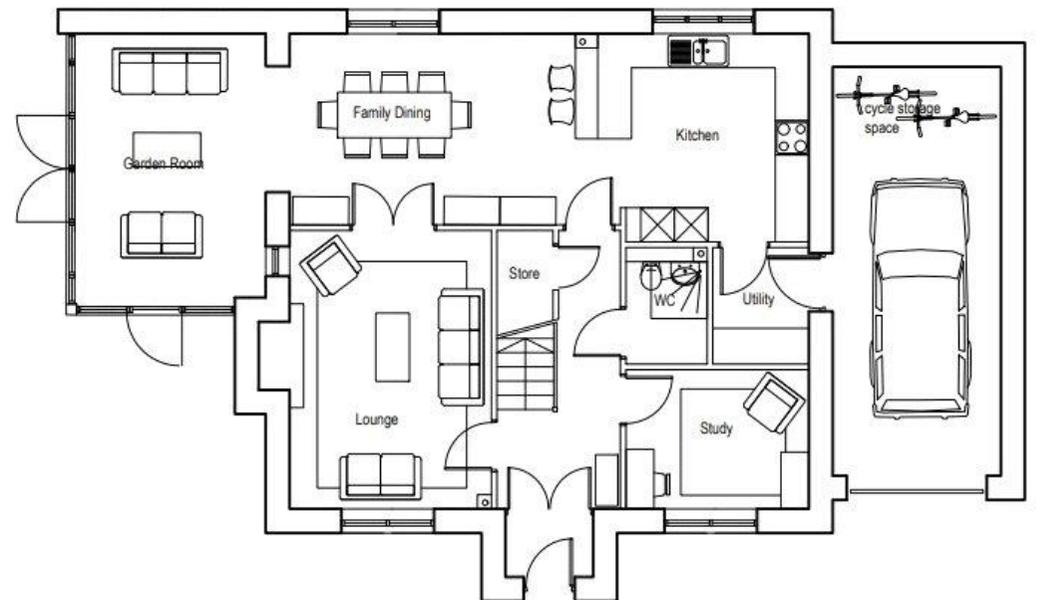
youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

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hexham@youngsrps.com



First Floor Plan Plot 1
(Plot 2 handed)



Ground Floor Plan Plot 1
(Plot 2 handed)



DESCRIPTION

The development has planning permission for each plot to have a detached four-bedroom house with private vehicular access, ample parking, and landscaped grounds. Full planning permission has been granted by Northumberland County Council under reference 23/01450/FUL. The planning permission includes the demolition of the existing derelict buildings and the construction of two new detached family homes.

The site is situated on the outskirts of the hamlet the location offers a tranquil and unspoilt rural environment surrounded by open countryside and rolling farmland. While the setting is peaceful and private, Ingoe is within easy reach of larger villages and towns including Matfen, Corbridge, and Ponteland. These two build plots represent a rare and appealing opportunity to create bespoke, high-quality homes in a peaceful yet accessible Northumberland setting. The development offers a sound and attractive investment for those seeking to build in a location that combines rural charm with convenience.

LOCATION

Ingoe is a charming rural hamlet set amidst the stunning Northumberland countryside, offering the perfect balance of tranquility and convenience. Residents can enjoy scenic walking routes and an abundance of wildlife, while being just minutes from the thriving village of Ponteland, renowned for its excellent schools, local shops, and community facilities. Nearby Matfen and Stamfordham add further village charm, while the vibrant market town of Corbridge offers a wide selection of independent shops, cafes, and restaurants. With superb road links, including quick access to Newcastle upon Tyne and the A69, Ingoe is an ideal choice for those seeking peaceful rural living within easy reach of amenities and commuter routes.

SERVICES

New mains water and electricity would need connecting. Drainage would be to a private treatment plant.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting youngsRPS, Hexham on 01434 608980.





PLANNING PERMISSION

Northumberland County Council planning reference –23/01450/FUL

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

REFFERALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

RESTRICTIVE COVENANTS AND EASEMENT PROVISIONS

The site is being sold for use as two private residential dwellings with associated garages. No commercial use, business or trade, manufacturing, sales of alcohol or brewing and distilling.

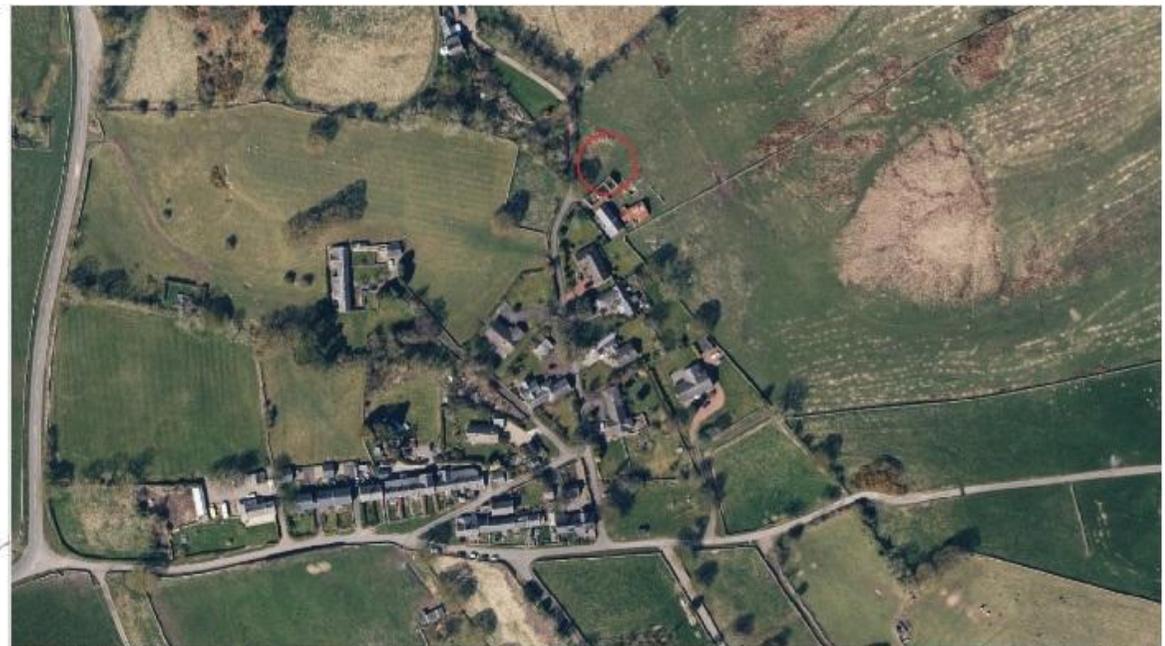
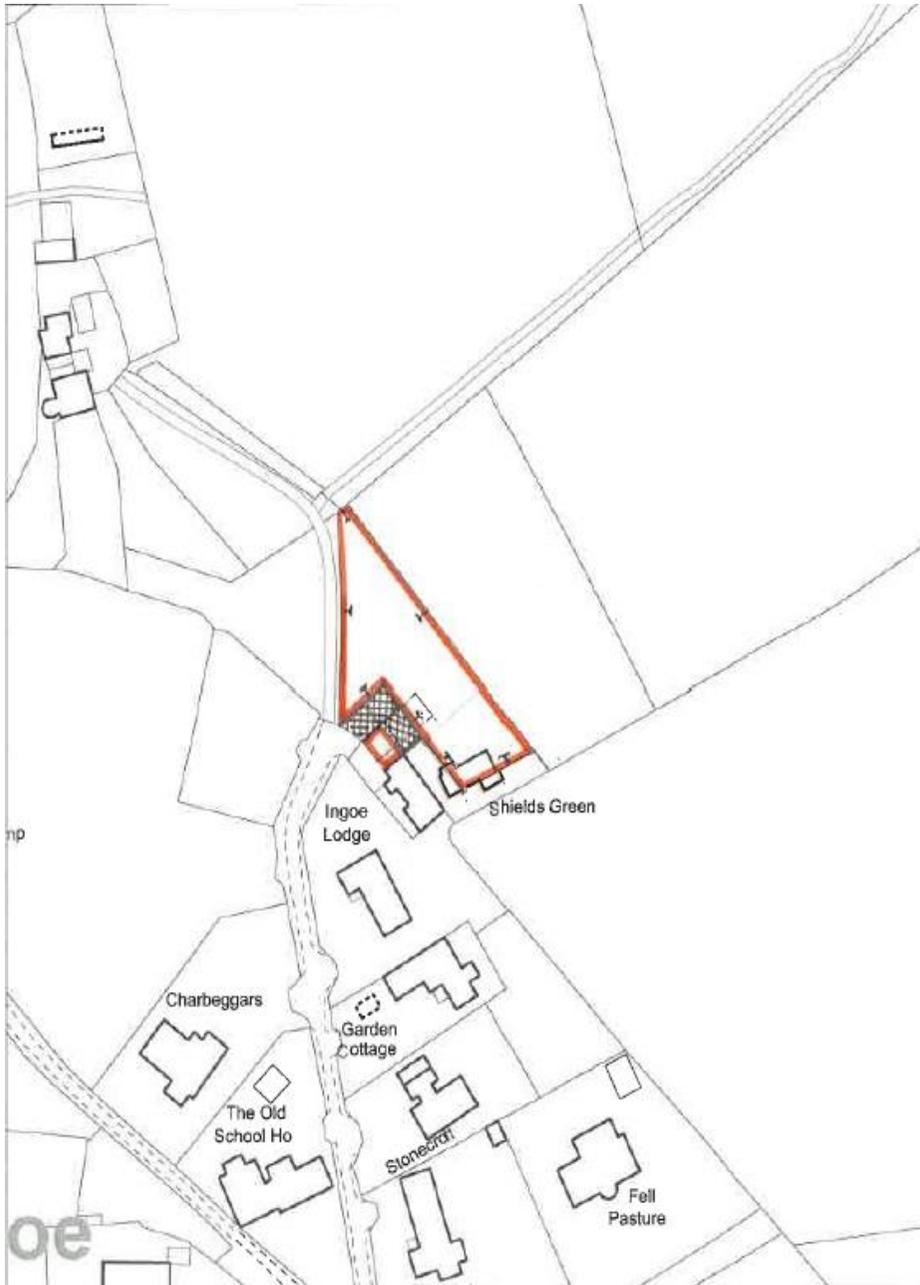
Any alternative or additional planning application will require approval from Northumberland Estates.

The new owner will be required to maintain and repair the boundary fences illustrated with "T" Marks on the attached Plan.

The Mines and Mineral rights are being retained by the current owner.

Rights of way and Easements

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars. New rights will be granted for access to the purchasers over the area cross hatched and for services running to the treatment plant area. Northumberland Estates will retained ownership of the cross hatched area.



www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.