youngsRPS

WESTRIDGES BARN, LONGHORSLEY, MORPETH,

NORTHUMBERLAND, NE65 8RA

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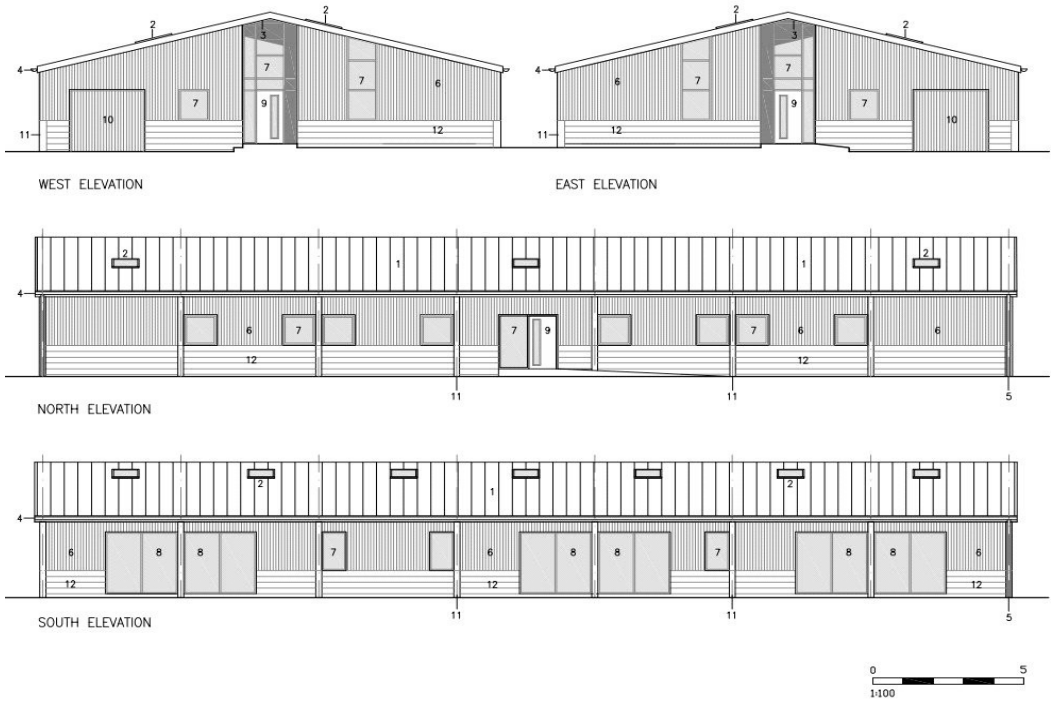
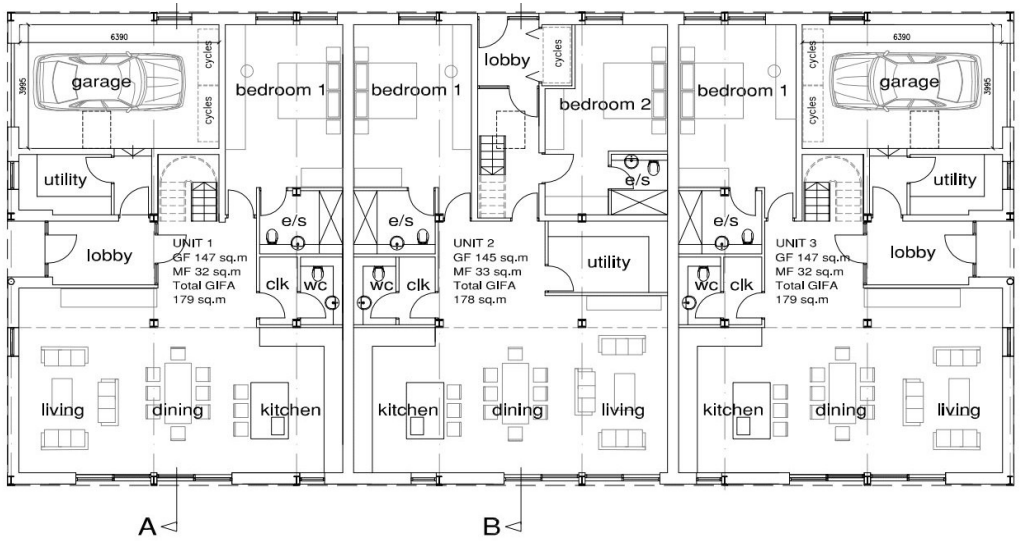
Morpeth, Northumberland, NE65 8RA

Exciting development opportunity to create three new homes within an existing steel portal-framed barn, with planning permission already granted. An ideal opportunity for builders and developers.

- Planning permission for three residential units
- Planning Reference: 21/01561/FUL
- Conversion of an existing substantial portal-framed barn
- Attractive rural location
- Further land potentially available by separate negotiation
- Exciting development opportunity

OFFERS IN EXCESS OF £300,000



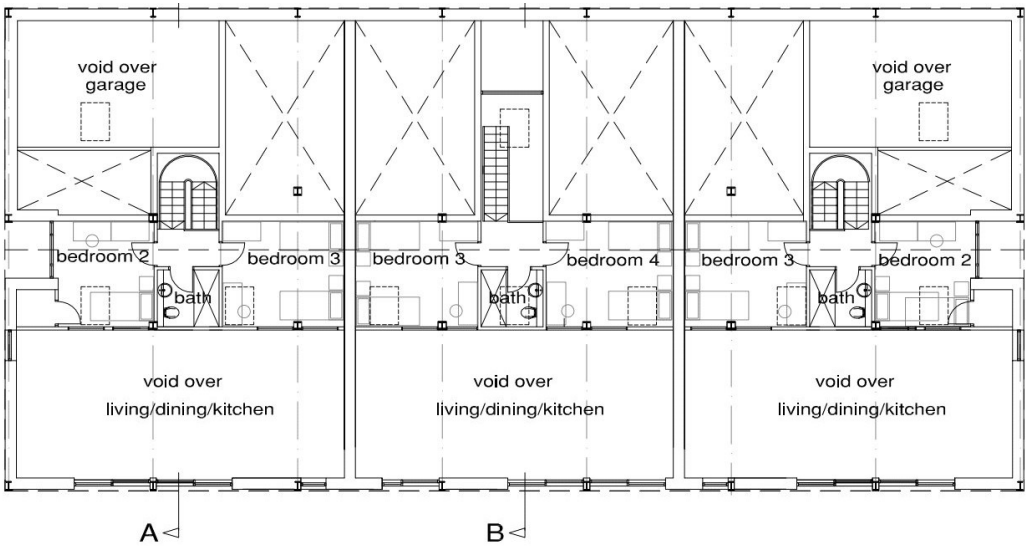


GET IN TOUCH

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

01434 608980

hexham@youngsrps.com



DESCRIPTION

Westridge Barn Conversion occupies an attractive rural position on the outskirts of the sought-after village of Longhorsley, near Morpeth, enjoying a peaceful countryside setting.

The site is set back from the main road and approached via a shared driveway, creating a private and secluded environment while remaining conveniently positioned for the village and its amenities, as well as the wider Northumberland area.

The existing planning permission, Reference 21/01561/FUL, provides an excellent opportunity to convert the substantial portal-framed barn into three spacious and well-proportioned residential units. The approved scheme offers particularly generous accommodation within the two end units, providing excellent potential to create highly desirable countryside homes.

The surrounding rural landscape adds considerably to the appeal of the scheme, offering attractive views and a tranquil setting that is likely to prove popular with prospective purchasers. The combination of an established planning consent, substantial existing structure and desirable Northumberland location makes Westridge Barn Conversion an appealing small-scale residential development opportunity.

LOCATION

Set in an attractive rural location on the edge of the highly sought-after village of Longhorsley, this development occupies a peaceful and private position surrounded by the beautiful open countryside of Northumberland. Despite its tranquil rural setting, the site is conveniently located close to the village centre, which offers a useful range of local amenities including a village shop, public house, first school and village hall.

Longhorsley is situated approximately 7 miles north-west of Morpeth and 14 miles south of Alnwick, with excellent access to the wider Northumberland area via the A697. The historic market town of Morpeth provides an extensive range of shopping, leisure and dining facilities, together with direct rail services to Newcastle and Edinburgh.

The surrounding countryside offers an abundance of opportunities for walking, cycling and outdoor pursuits, while many of Northumberland's most renowned attractions and

areas of outstanding natural beauty are within easy reach. The location therefore combines the tranquillity and character of rural living with excellent accessibility and a well-connected position within the county.

SERVICES

Mains electricity and water are connected to the current dwelling.

REFERRALS

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.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

FREE MARKET APPRAISAL

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

www.youngsrps.com

Hexham 01434 608980

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