



WEST LAND ENDS COTTAGE & CART SHED, HAYDON BRIDGE  
HEXHAM, NORTHUMBERLAND, NE47 6BZ

# WEST LAND ENDS COTTAGE & CART SHED

Haydon Bridge, Hexham, Northumberland, NE47 6BZ

An exciting redevelopment opportunity set within approximately 0.41 acres, with planning permission granted to create a distinctive home that seamlessly blends character features with generous new living space. The approved scheme thoughtfully incorporates both the existing cottage and the adjoining cart shed to form a cohesive and impressive single dwelling.

- 3 bedroom detached property
- Traditional barn
- Full planning permission
- Paddock (land extending to 0.41 acres)
- Stunning rural setting
- Close to local amenities
- Additional land via separate negotiations

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.





## DESCRIPTION

Approved under Northumberland County Council reference 25/03605/FUL, the scheme will see the adjoining cart shed form the principal part of the new property, with the existing cottage integrated into the overall design to create a larger single dwelling, benefiting from the inclusion of a paddock.

Set in a peaceful rural position, the property enjoys privacy and a lovely countryside setting. The setting combines tranquillity with convenient access to surrounding villages, local amenities and wider transport links.

The approved plans create a rare opportunity for buyers to realise a bespoke home in an attractive location, making full use of the existing structures while significantly enhancing the scale and functionality of the accommodation.

West Land Ends Cottage and Cart Shed is likely to appeal to self-builders, developers, lifestyle purchasers and those seeking a characterful rural home with planning consent already in place.

## LOCATION

The property lies just outside the popular village of Haydon Bridge, a well-served Tyne Valley community offering everyday amenities including shops, pubs, cafés, a medical centre and schooling. The village benefits from rail links and easy access to the A69, providing convenient connections east to Newcastle upon Tyne and west towards Carlisle. The surrounding Northumberland countryside provides excellent opportunities for walking, cycling and outdoor pursuits.

## SERVICES

New mains water, drainage and electricity would need connecting.

## PLANNING PERMISSION

Northumberland County Council planning reference – 25/03605/FUL

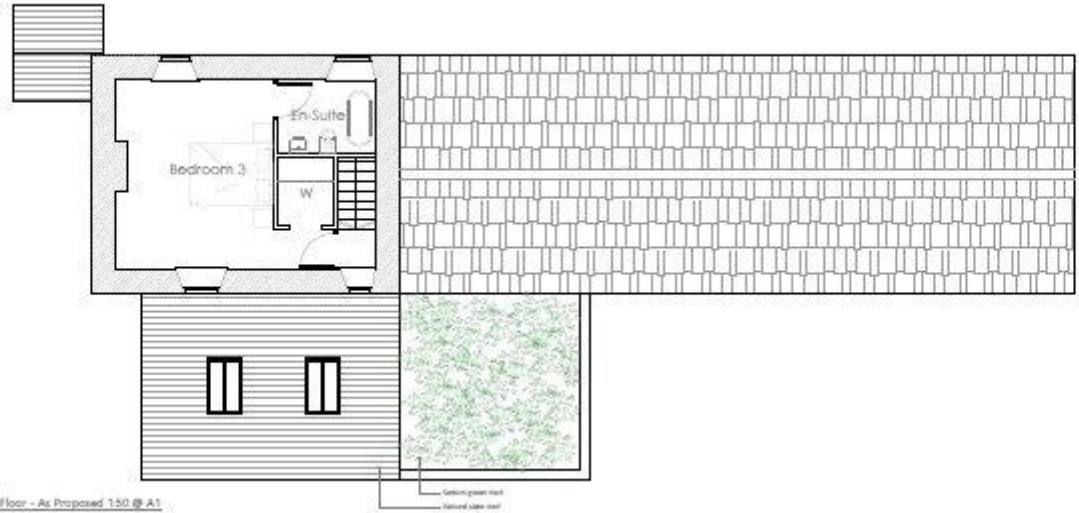
## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

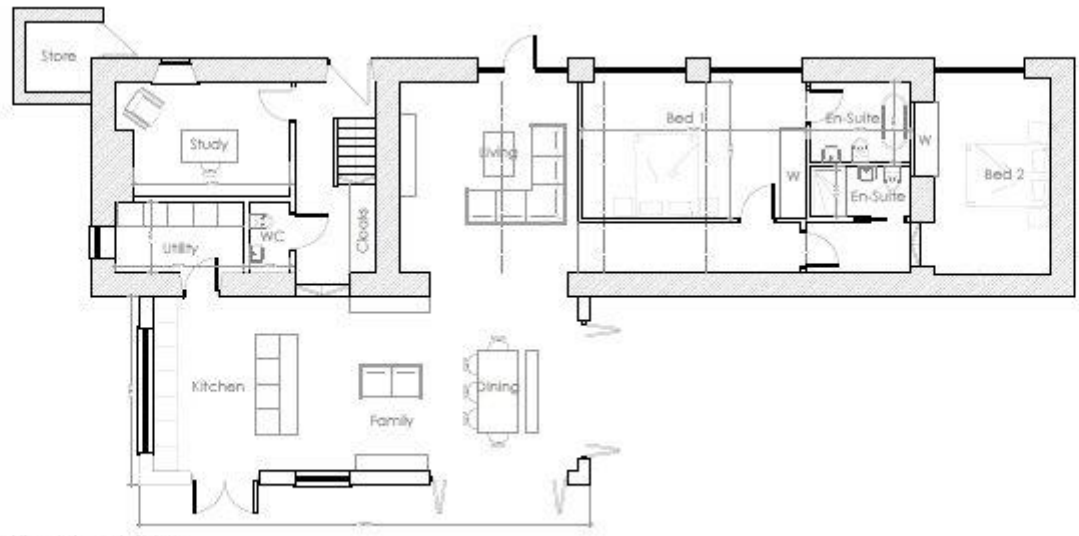
## VIEWINGS

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





First Floor - As Proposed 1:50 @ A1



Ground Floor - As Proposed 1:50 @ A1

