



Land & Development in NE61

Hepscott, Hepscott, Morpeth,
Northumberland, NE61 6LX

£225,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Exclusive Location
- ✓ Close Proximity To High Quality Amenities
- ✓ Spacious Plot
- ✓ Easy Access into Morpeth
- ✓ Gated Access

Arrange a viewing

Commercial North East

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FOR SALE BY ONLINE AUCTION – Terms & Conditions Apply

Hepscott is an exclusive and highly sought-after village, situated approximately 2 miles from the historic market town of Morpeth. Predominantly stone-built homes are thoughtfully nestled within the surrounding countryside, creating a particularly attractive and peaceful setting, while benefiting from the excellent range of amenities available in nearby Morpeth.

Morpeth is renowned for its excellent choice of primary and secondary schools, making the area particularly popular with families. Of particular note is The King Edward VI School, a well-regarded secondary school which serves a wide catchment area and is an important draw for families looking to live in and around Morpeth. School catchment areas and admission arrangements should, of course, be confirmed with Northumberland County Council. The town provides an excellent range of everyday amenities, including Morrisons supermarket and Sanderson Arcade, which offers a selection of shops, cafés and restaurants within the heart of Morpeth. For commuters, Morpeth railway station provides an excellent mainline service, with regular direct trains to Newcastle Central. The journey can take as little as 13 minutes, with frequent services throughout the day.

Morpeth also benefits from excellent road connections, being located just off the A1, providing convenient access to Newcastle, Northumberland and beyond. Newcastle city centre is approximately 30 minutes' drive, while Newcastle International Airport is also within easy reach, making Hepscott particularly well placed for both commuting and travel.

With its attractive rural setting, predominantly stone-built properties and close proximity to the extensive amenities, schools and transport links of Morpeth, Hepscott is considered one of the area's most desirable village locations, offering an appealing combination of countryside living and everyday convenience.

Price: Starting Bid £225,000

Property Type: Land & Development

Business Type: Other/Unspecified

Parking: Allocated

LOCATION

Hepscott is a sought-after village to the south-east of Morpeth. The plot is accessed just off Parkside and combines a semi-rural setting with convenient access to Morpeth town centre, shops, schools and leisure amenities. Morpeth railway station is approximately 1.7 miles from the postcode on a straight-line basis, while the A192 and nearby A1 provide useful road links across Northumberland and towards Tyneside



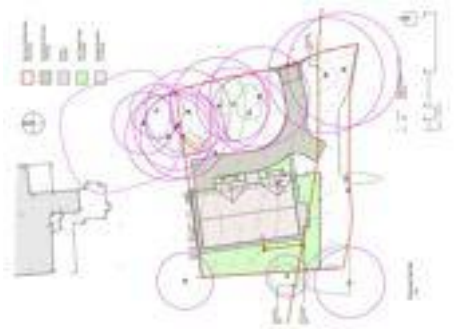
Description

An attractive residential development plot occupying a private position to the south of Augusta House in Hepscott. The site benefits from full planning permission for a detached three-bedroom bungalow with an integral garage, driveway and private gardens. The proposed design is a substantial single-storey home with a traditional pitched roof, bay-windowed front elevation and a generous open-plan kitchen/dining arrangement. Mature trees and established boundary planting create a secluded setting, with the p



Site Area & Tenure

The supplied site plan identifies a red-line development area of approximately 965.44 sq m (0.24 acre). The Pattinson appraisal describes the wider Augusta House holding as approximately 0.34 acre. The development plot is understood to be offered freehold; purchasers should confirm the precise title extent and boundaries with their solicitors. The supplied site plan schedules approximately 132.6 sq m of permeable driveway, 53.5 sq m of paving, 417.9 sq m of new turfed areas and a building footprint of 173.35 sq m.



Existing mature trees are shown around the boundaries

PLANNING PERMISSION

Planning Information
Full planning permission has been granted under Northumberland County Council reference 25/02726/FUL for land south of Augusta House, Parkside, Hepscott, for the erection of a three-bedroom bungalow. The supplied drawings show a traditional single-storey dwelling with pitched roof, integral garage and landscaped private garden areas



PROPOSED ACCOMMODATION

The market appraisal estimates the main dwelling at approximately 131.5 sq m / 1,415 sq ft, plus an integral garage of approximately 194 sq ft. The proposed floor plan provides:

Entrance hall with storage

Living room

Kitchen / dining room

Utility room

Ground-floor WC

Bedroom 1 with en-suite shower room

Two further bedrooms

Family bathroom

Integral garage



Services

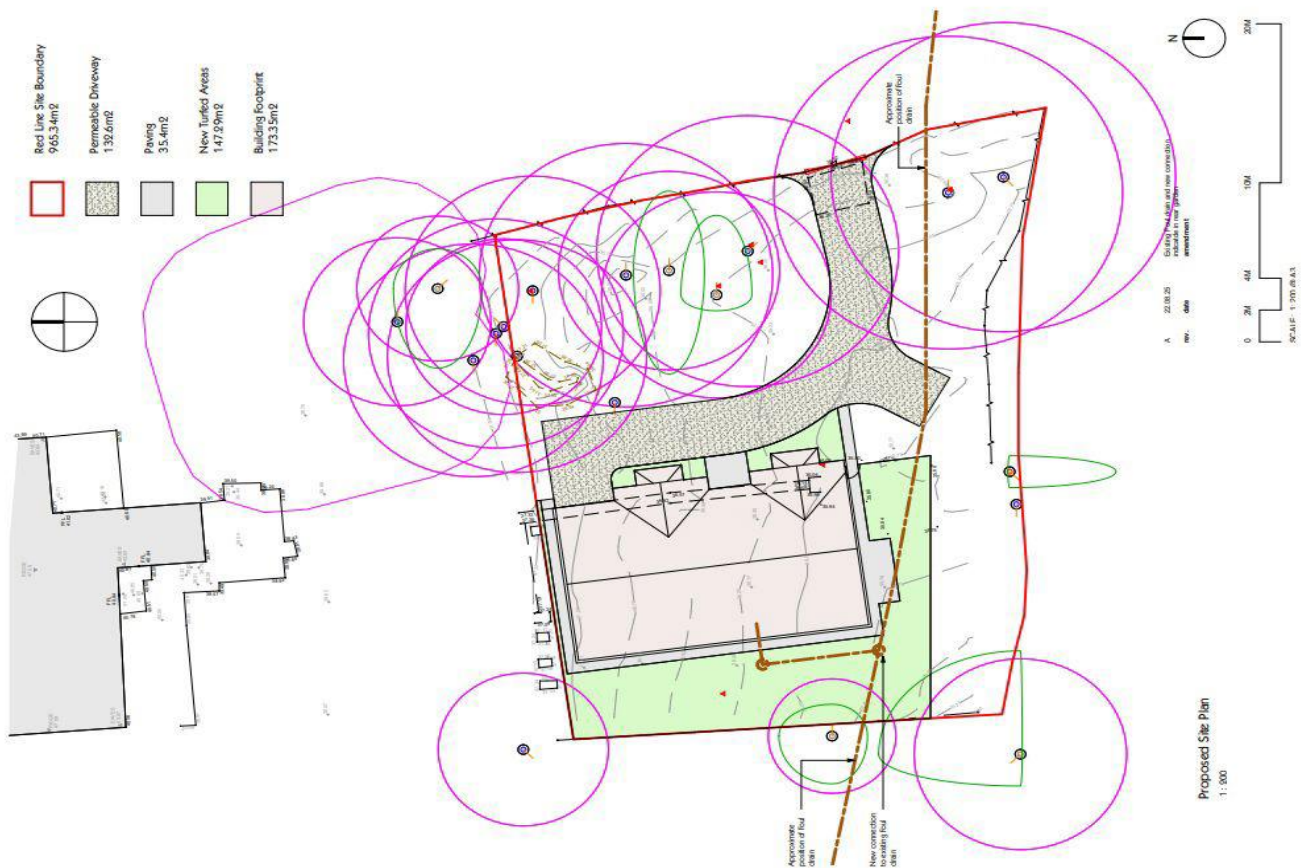
No confirmed service-connection schedule was included in the supplied appraisal and planning drawings. Interested parties should make their own

enquiries regarding mains water, drainage, electricity, gas/alternative heating, telecoms, capacities and connection costs before committing to purchase



Disclaimer

These particulars are intended as a general guide only and do not form part of any offer or contract. Areas, dimensions and boundaries are approximate and should be independently verified. Planning, title, access, services and all technical matters should be checked with the relevant authority and the purchaser's professional advisers. Drawings and computer-generated views are illustrative and may be subject to planning



Hepscott, Hepscott, Morpeth, Northumberland, NE61 6LX

Contact your local branch today for more information on this property:

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