



# Comb Hill, Haltwhistle, Northumberland

Residential development opportunity



- Greenfield site extending to approximately 3.89ha (9.81 acres)
- Benefitting from outline planning permission for up to 65 dwellings
- Granted December 2014, Application number 13/03921/OUT
- Freehold sale by way of private treaty
- Expressions of interest requested



## Location

The greenfield site is situated to the north of Haltwhistle, adjoining existing residential dwellings of Newholme Avenue and the open countryside.

The market town of Haltwhistle is located off the A69 trunk road, linking Newcastle (34 miles) and Carlisle (22 miles). Just off Hadrian's Wall, Haltwhistle benefits from rail links direct to Newcastle Central in less than an hour.

## Description

The greenfield site extending to approximately 3.89ha (9.81 acres), with access onto Newholme Avenue. The site slopes to the south and benefits from views across the surrounding countryside. It is a short walk to the town centre and associated facilities.

## Tenure & title

Freehold with vacant possession on completion.

## Planning

Outline Planning Permission for up to 65 dwellings, with a 30% affordable contribution that the purchaser will be required to work alongside a nominated RSL. A copy of the s106 is available on request. Granted December 2014. Application number 13/03921/OUT

## Mode of sale

The freehold interest is being offered for sale by informal tender subject to grant of Outline Planning Consent. Expressions of interest are requested.

## Viewings/further information

The site can be viewed directly from the highway. A buyers pack is available on request.



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