

**Land & Development in NE66**

., Eglingham, Alnwick, Northumberland, NE66 2UA

**£75,000** Starting Bid

Allocated parking

**Property features**

- ✓ Land on the North West Side Of 2 The Terrace
- ✓ Current Planning For 3 Bed Single Storey Property
- ✓ Plot size circa 0.22 acres
- ✓ Popular Village Location with Country Pub
- ✓ Close Proximity to Alnwick Town

## Description

For sale via secure sale online bidding – terms and conditions apply.

A superb opportunity to acquire a newly proposed three-bedroom detached home in the heart of the picturesque Northumbrian village of Eglington. Designed to blend seamlessly with its surroundings, the property will feature natural stone elevations, traditional slate roofing, and thoughtfully designed accommodation throughout.

The ground floor offers an impressive open-plan living and dining area (approximately 7.2m x 4.5m) with double doors leading to a Juliet balcony that enjoys views across the countryside. The kitchen (approximately 3.2m x 3.0m) is positioned to the front of the property and connects conveniently to a utility room (approximately 2.5m x 1.9m) and a welcoming entrance porch.

The principal bedroom (approximately 4.1m x 3.2m) benefits from an en-suite shower room, while Bedrooms Two and Three (approximately 3.6m x 3.2m and 3.0m x 2.8m) share a Jack and Jill shower room. The layout offers flexibility and flow, ideal for modern family living or those seeking a peaceful countryside retreat.

Externally, the property includes a driveway and parking area, with potential for a garage (subject to planning). The unique design sits on a galvanised steel mezzanine platform, allowing for a substantial lower ground level—currently designated as garden storage but offering excellent potential to extend beneath the property. This space could, subject to the necessary consents, be developed into further accommodation, a garden room, or leisure area, effectively doubling the overall footprint of the home.

The gardens surrounding the property provide ample space for landscaping and outdoor enjoyment.

### Location

Eglington is a charming and tranquil village set amidst the rolling hills of the Northumbrian countryside. The village is well known for its welcoming community and amenities, including the popular Tankerville Arms country pub and an active village hall, both of which host a variety of local events and activities.

The nearby historic market town of Alnwick lies approximately 8 miles to the east, offering an excellent range of facilities including supermarkets, independent shops, cafés, restaurants, and schools for all ages. Alnwick is also home to the famous Alnwick Castle and Gardens, a major regional attraction.

For those wishing to commute or travel further afield, the mainline railway station at Alnmouth is approximately 12 miles away, providing direct rail services to Newcastle, Edinburgh, and London King's Cross. The A1 is also easily accessible, offering convenient road links throughout the region.

Price: Starting Bid £75,000

Property Type: Land & Development

Business Type: Residential Investments

Parking: Allocated

## Planning Permission

Planning Permission

Planning permission (Ref: 22/01310/VARYCO) was granted by Northumberland County Council on 11th July 2022 for a revised scheme improving the original design while maintaining a two-storey height. The approved plans include the use of natural stone and slate finishes and a landscaping scheme, ensuring the development complements its surroundings.

## Services

Mains connections adjoin the site



## Tenure

The property is Freehold title reference is ND164185



## Accommodation

The property comprises a spacious open-plan living and dining area (7.2m x 4.5m) with Juliet balcony and countryside views, a kitchen (3.2m x 3.0m) with walk in larder and adjoining utility room (2.5m x 1.9m), and an entrance porch. There are three bedrooms, including a principal bedroom (4.1m x 3.2m) with en-suite shower room, and two further bedrooms (3.6m x 3.2m and 3.0m x 2.8m) sharing a Jack and Jill shower room.

Externally, the home offers a driveway and parking area, with potential for a garage (subject to planning). Built on a galvanised steel mezzanine platform, the design provides a lower ground level currently used as garden storage, with scope to create additional living or leisure space (subject to consents). Generous gardens surround the property, offering excellent scope for landscaping and outdoor enjoyment.



## Location

### Location

Eglingham is a charming and tranquil village set amidst the rolling hills of the Northumbrian countryside. The village is well known for its welcoming community and amenities, including the popular Tankerville Arms country pub and an active village hall, both of which host a variety of local events and activities.

The nearby historic market town of Alnwick lies approximately 8 miles to the east. Alnwick is also home to the famous Alnwick Castle and Gardens, a major regional attraction.

For those wishing to commute or travel further afield, the mainline railway station at Alnmouth is approximately 12 miles away, providing direct rail services to Newcastle, Edinburgh, and London King's Cross. The A1 is also easily accessible, offering convenient road links throughout the region.

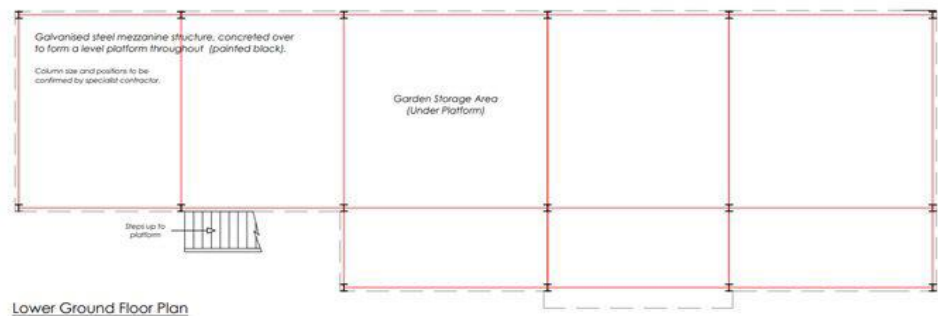
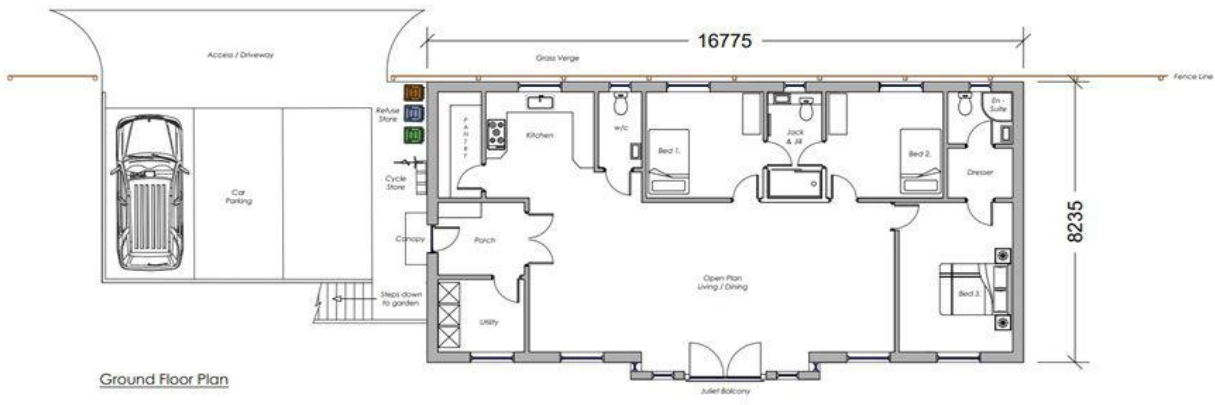


---

## Contact information

For further information please contact the Alnwick Branch of Pattinsons on 01665 639110





., Eglington, Alnwick, Northumberland, NE66 2UA

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

