

DEVELOPMENT SITE

ELLINGTON

FOR SALE

An extremely attractive site on the edge of Ellington village, to the West of Garden Cottage with full planning permission for 2 detached bedroomed houses. The total site area extends to 0.21 hectares (0.54 acre) and provides for generous plot sizes for each property. The site enjoys a highly attractive location with easy access to the A1068 which forms part of Northumberland's Coastal Route and provides easy access to Morpeth, Cramlington and Newcastle. The site is screened by mature trees and hedges which provides privacy for the development. The entrance to the site will be from Front Street.

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## Ellington

Ellington is a small village on the coast of Northumberland. Ellington is 4 miles from Ashington, 6 miles from Morpeth and 20 miles north of Newcastle upon Tyne. The Village was a former colliery village, however today is made up of private dwellings. Ellington has a Primary School, Village Shop, Post Office and Public House. Ellington is approximately 2 miles from the beach at Cresswell.

## Your Opportunity

We are very pleased to present to the market, land with planning permission for 2 detached residential dwellings located to the West of Garden Cottage on Front Street.

The site amounts to approximately 0.5 acres (0.2 hectares) and is an area of land lies within Ellington's Settlement boundary.

## Planning

Outline planning permission has been granted by Northumberland County Council (application reference: 21/01137/FUL).

## Servicing

Mains water, drainage, gas and telecom will be available nearby. Buyers are advised to make their own enquiries of relevant Utilities Providers.

## Access

A new vehicular access is proposed to be taken from Front Street. In order to provide suitable access, localised works to the highway will be required including the provision of suitable access point(s).

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Tenure

Freehold

## Viewing

Strictly by appointment with the selling agents.

## Location

For detailed directions please contact the selling agents.

Details Prepared November 2022  
Property Reference 32738767

## House Types

### Plot 1

### 134 Sq Mts/1440 sq ft

A detached two storey houses with Garaging and Parking.

Accommodation comprises

On the Ground Floor  
Hall, WC, Utility, Living Room. Open Plan Family Room Kitchen., with patio doors to a south facing Garden. Living Room/Dining Room.

First Floor

Three Bedrooms and Family Bathroom.

A double garage with one garage designated to each property.

### Plot 2

### 2370 Sq Ft/220 St Mts

One large detached House with integral Garage and Parking.

Accommodation comprises;

On the Ground Floor  
Hall, WC, Utility (integral access to Garage), Living Room with by-folding doors. Open Plan Family/Dining Room Kitchen with bi-folding doors to the South Facing Garden

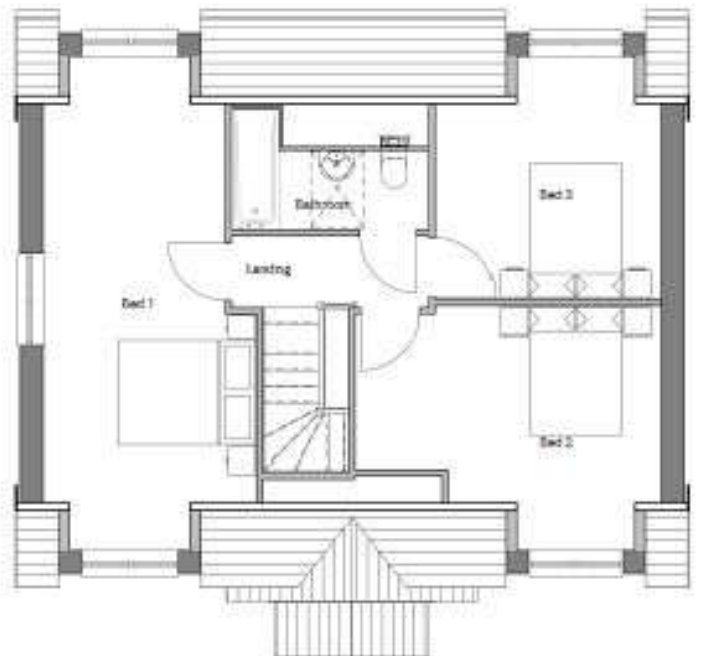
First Floor

Four Bedrooms, two of which are En-Suite and Family Bathroom.

Plot 1  
134 square mts  
1,440 sq ft



Ground Floor

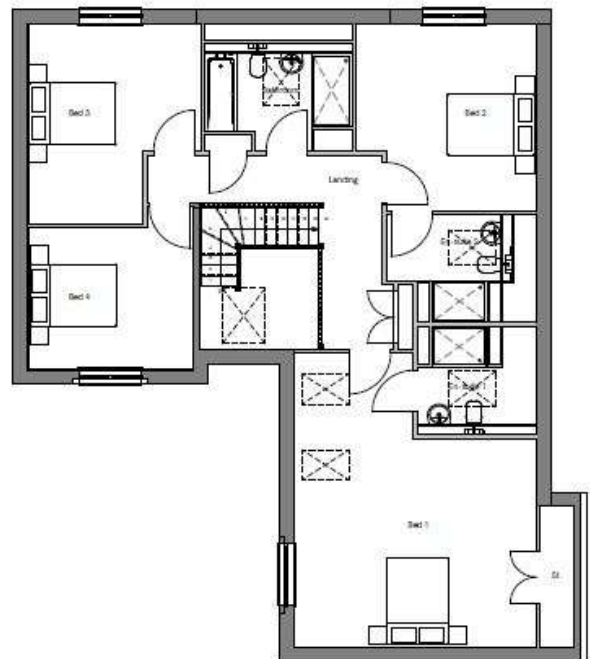


First Floor

Plot 2  
220 Sq Ft  
2,370 Sq Ft



Ground Floor



First Floor



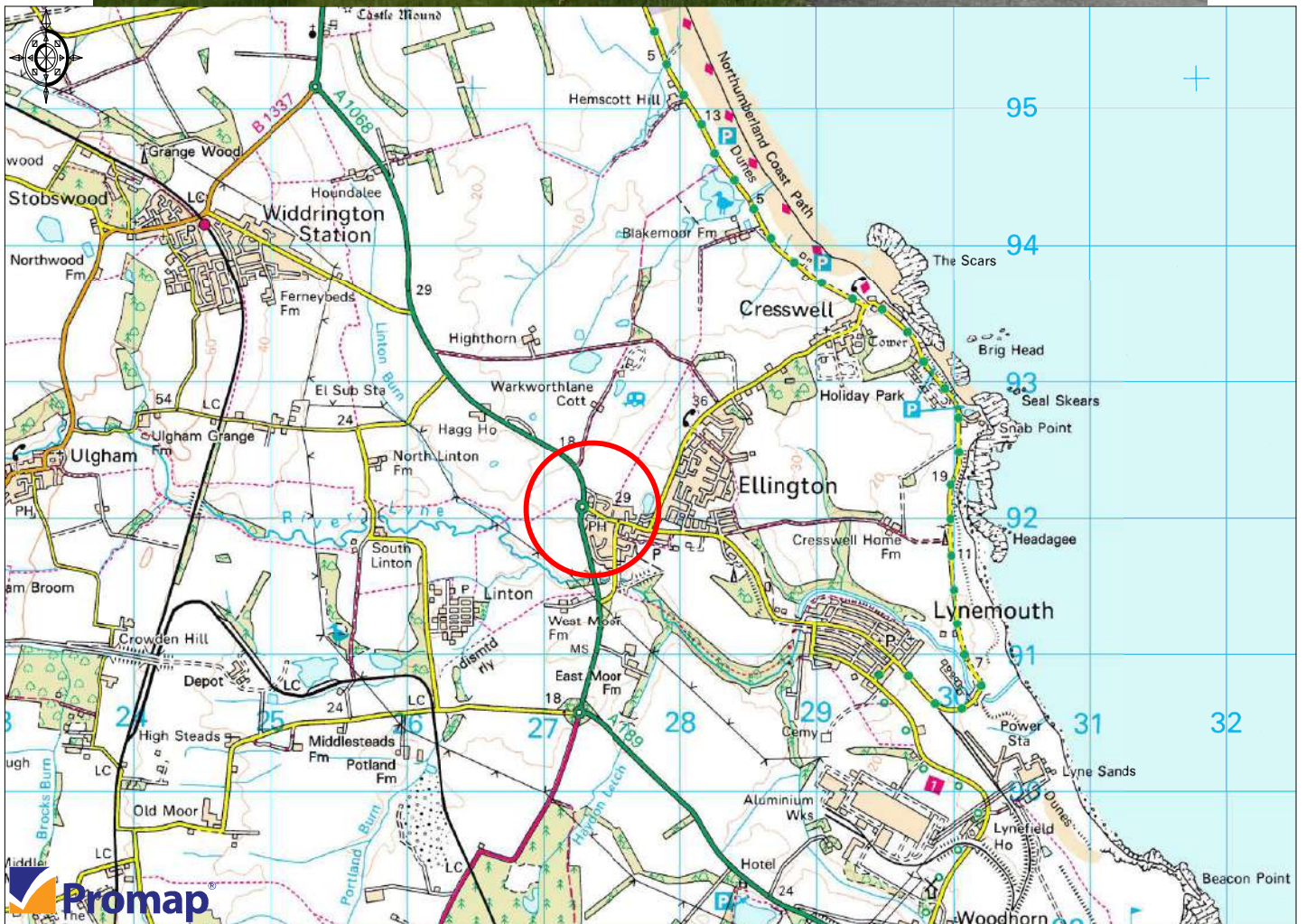


Site plan

For Identification purposes only.







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