

BRUNTON

RESIDENTIAL



HALLGATE, HEXHAM

£100,000

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****BEST AND FINAL OFFERS BY TUESDAY 10TH 9.30AM****

Brunton Residential is proud to present an exceptional development opportunity, a three-bedroom cottage, ideally located on Hallgate in the heart of Hexham. Part of Montague Court, a prestigious development of just 16 thoughtfully designed apartments and cottages, this property offers a unique blend of modern living within a charming and historic setting.

Currently halfway through development, the cottage presents an exciting opportunity for someone to complete the project. The plans include a ground-floor living area and store, a spacious kitchen and dining area, with a bedroom and bathroom on the first floor, and two additional bedrooms and a bathroom on the second floor. There is also a basement offering additional storage space and a separate area that can be developed into a garden. A private parking space is included, along with a separate entrance from the main building.

Set in the picturesque town of Hexham, this property is surrounded by a wealth of history and culture. Residents will enjoy being close to the stunning 12th-century Hexham Abbey, peaceful parks, and a vibrant market square with boutique shops, cosy cafés, and excellent restaurants.

Please note, this property is currently unavailable for purchase with a mortgage, as the building work is still in progress.

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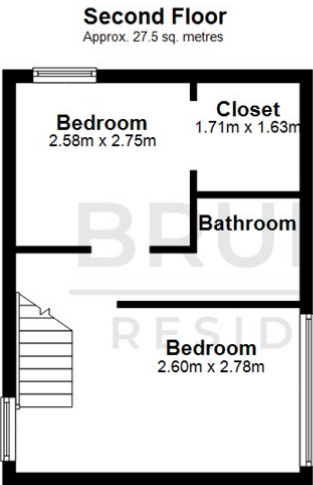
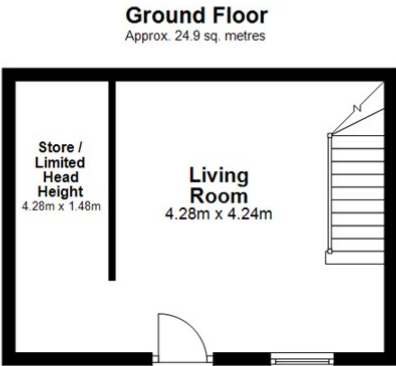
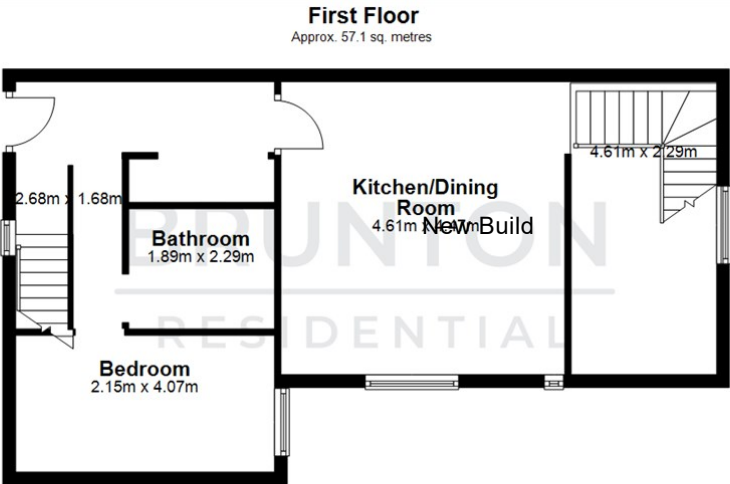
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : New Build

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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