

# BRUNTON

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## RESIDENTIAL



**HEPSCOTT, MORPETH**

**£350,000**



# BRUNTON

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Daleford

Augusta  
House





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### BUILDING PLOT | WITH PLANNING PERMISSION | SOUGHT AFTER AREA

Brunton Residential are delighted to offer for sale this building plot, The site is available with planning (Northumberland County Council 25/02726/FUL) for a detached three bedroom bungalow with garage and gardens.

Ideally located in the sought-after village of Hepscott, the site offers a peaceful setting while remaining just a short drive from Morpeth town centre, where a wide range of shops, supermarkets, cafés, and restaurants can be found. The area is well-served by highly regarded schools and excellent leisure facilities. Convenient transport links include easy access to the A1 for commuting north and south, as well as nearby rail services from Morpeth Station, providing direct connections to Newcastle and beyond.



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Brunton Residential are delighted to offer for sale this excellent site, which offers granted planning permission for the construction of a three bedroom detached bungalow complete with driveway, garage and private wrap around gardens with an excellent degree of privacy.

The site has gated access and is perfectly located just off Park Side in the sought after area of Hepscott. It is positioned backing onto countryside to one elevation and adjacent to generous gardens to the other.

Such plots are always in demand, with the opportunity to complete the build to your own specification only adding to the appeal.

Contact us or check the planning portal reference for more information.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland C C

COUNCIL TAX BAND : Exempt

EPC RATING :

Exempt



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		