



Plot Of Land Church Street/Tenter Hill | Wooler | NE71 6DA

**O.I.R.O £80,000**

**aitchisons**  
property centre

Plot Of Land Church Street/Tenter Hill  
 Wooler | NE71 6DA  
 O.I.R.O £80,000

An excellent opportunity to purchase this superb building site which extends to approximately 0.25 acre, which is conveniently located within easy walking distance to the centre of this highly sought after Northumberland town. The site represents an exceptional development opportunity, which has outline planning permission for a detached three bedroom one and a half storey house. The site has superb open views of the surrounding areas and the countryside beyond. The new owner of the site will have the opportunity to create their own design, if the current one does not suit their requirements.

The site is served with water and electric, all other services adjoin the land.

Wooler is a picturesque market town in North Northumberland nestling below the Cheviot Hills, with a population of around 2000, the town has an excellent range of facilities to cater for the residents and tourists who visit Wooler. There is varied shopping which includes two supermarkets, a butchers and bakers, a variety of independent shops, cafés and restaurants.

The town has a doctors' practice and the nearest hospital is 16 miles away. There are many sporting activities within the town, including a nine hole golf course, a football club, cricket club, indoor and outdoor bowling, a running club, tennis and badminton. Wooler has become a popular holiday destination for walkers in the Cheviot Hills and some of the best beaches in the country only 20 minutes drive. The bigger towns of Alnwick and Berwick-upon-Tweed are approximately 16 miles from Wooler, with the nearest train station being in Berwick-upon-Tweed which is on the main east coast mainline. Newcastle-upon-Tyne is approximately 46 miles from Wooler where the nearest airport is located and Edinburgh is 62 miles.

Outline Planning Reference: 25/03490/OUT

Link: Available online



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

Council Tax Band **New**  
 Build  
 EPC Rating

25 High Street  
 Wooler  
 Northumberland  
 NE71 6BU  
 01668 281819  
 wooler@aitchisons.co