



Building Plot 17 Victoria Road

Wooler, Northumberland, NE71 6DX

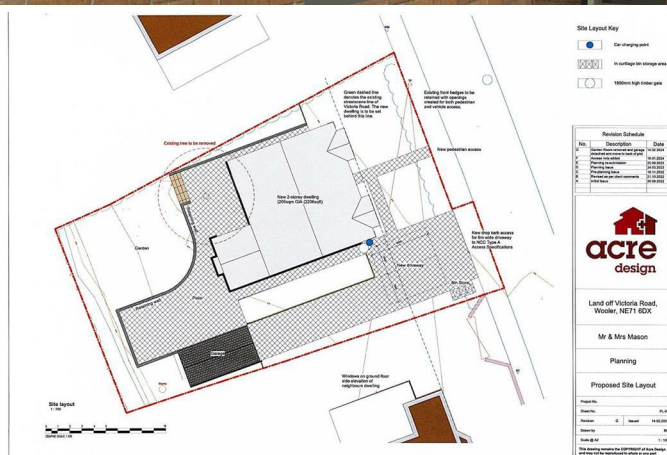
O.I.R.O £140,000

A unique opportunity to purchase this superb building plot which is located in one of the most sought after locations in this popular Northumberland town. The site has superb open views of the surrounding countryside and is conveniently located within easy walking distance to the centre of Wooler.

The present owners have obtained full planning permission for a bespoke five bedroom detached house with a detached garage. The internal accommodation comprises of an entrance hall with a cloakroom, a generous living room, a large open plan kitchen/dining/family room and a utility room. Also on the ground floor is a double bedroom with an en-suite shower room. On the first floor is a family bathroom and four double bedrooms, the main bedroom has an en-suite shower room. The planning reference number is: 23/03604/FUL. This superb design takes advantage of the views of the surrounding countryside to the east and to create a lovely landscaped garden.

All mains services adjoin the site.

Viewing is recommended.



General Information

The site plan and location plan is available on request.

All mains services adjoin the plot.

Approximately 0.2 of an acre.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





Revision Schedule		
No.	Description	Date
1	Prepared plan for consultation	10/02/2024
2	Client feedback incorporated and plan approved	14/02/2024
3	Issued for planning application	20/02/2024
4	Planning application approved	24/02/2024
5	Revised plan for construction	27/02/2024
6	Revised plan for construction	27/02/2024
7	Revised plan for construction	27/02/2024
8	Revised plan for construction	27/02/2024
9	Revised plan for construction	27/02/2024
10	Revised plan for construction	27/02/2024



Land off Victoria Road,
Wooler, NE71 6DX

Mr & Mrs Mason

Planning

Proposed Plan and
Elevations

Project No: PL 10
Sheet No: 1 of 1
Revision: 10/02/2024
Client: Mr & Mrs Mason
Scale: 1:50

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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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