



Woodside Darras Hall

- Detached House
- Development project
- Beautiful 1/3rd acre plot
- Stripped back ready for renovations

Offers Over: £550,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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Woodside

Darras Hall

We offer this superb development project for sale with full planning permission granted reference 22/04368/FUL and Darras Hall Committee consent. The existing property could also be renovated as it currently stands to create a lovely home located on Woodside and benefitting from a beautiful plot circa 1/3rd of an acre. The current building has been stripped back ready for renovation but the rooms comprised of an entrance porch and inner hallway, a dual aspect lounge, dining room, breakfast kitchen, utility area, WC and garage. The house has four bedrooms to the first floor and a bathroom. Externally the property has a sizeable driveway and a mature garden. The proposed plans are to include an extension to the front and a two-storey extension to the rear in a contemporary style, giving buyers potential to achieve high value figure on this sought after street. The proposed property comprises of a striking reception hallway, a ground floor boot room and WC, an expansive open plan kitchen with dining room and substantial family area, utility room and garage. To the first floor is a sizeable landing leading to the principal bedroom with balcony, dressing room and en-suite. There is a family bathroom and a further three bedrooms, one of which has an en-suite. The mature 1/3rd of an acre gardens is generous enough to accommodate this exceptional development and the location offers excellent amenities locally at Broadway shopping centre, transport links, leisure facilities and highly regarded schools for all age groups.

Current Dimensions

Utility 5.57m x 1.83m 18'3 x 6'

Lounge 5.14 x 3.54 16'10 11'7

Kitchen 5.7m x 2.74m 18'8 x 9

Dining Room 5.7m x 3.11m 18'8 x 10'2

Principal Bedroom 5.14m x 3.04m x 16'10 x 10

Bedroom Two 3.32m max x 3.69m 10'11 max x 12'1

Bedroom Three 3.41m x 3.05m 11'2 x 10'

Bedroom Four 3.32m x 2.16m 10'11 x 7'1

Garage 4.89m x 3.5m 16'1 x 10'

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that previous home buyers survey and subsequent specialist testing identified sulphate attack in the garage concrete floor slab that will need to be removed and replaced.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: E

P00007032_EC_SCI_28/03/2024_V.2



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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