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Land North of Old Tavern House



Riding Mill | Northumberland

“A rare building plot with consent for a contemporary three-bedroom house in Riding Mill”

The Property

Occupying a distinctive site within the sought-after Tyne Valley village of Riding Mill, this is an unusual opportunity to acquire a building plot with planning permission for a striking, architect-designed three-bedroom house. Conceived specifically in response to the character, topography and constraints of the site, the approved scheme combines a traditional stone and slate form towards the village street with a markedly more contemporary arrangement of timber, glass and landscaped outdoor space to the rear.

Designed by Miller Partnership Architects, the proposed house takes advantage of the significant change in levels across the plot. From the A695, the principal elevation presents as a restrained two-storey stone building, its proportions responding to the established houses lining the road. Behind, the architecture becomes increasingly contemporary, with the principal living accommodation extending out from the main stone structure and partly suspended above the lower-level parking area.

The entrance is deliberately more expressive, with a substantial glazed opening introducing a double-height lobby and staircase. From here, the principal floor is arranged to place the main living spaces away from the railway and towards the more sheltered aspect of the site. The kitchen, dining and living areas form

one generous space, opening directly onto a substantial external terrace. The terrace itself is enclosed by the continuation of the roof and wall structure, creating a more protected extension of the living accommodation.

A bedroom suite is also positioned on this level, with its own en-suite facilities, while two further bedrooms occupy the upper floor. One benefits from an en-suite shower room, with a separate bathroom serving the remaining bedroom. The arrangement has been carefully considered so that the bedrooms principally address the more favourable aspect of the site.

The architectural specification proposes a concise palette of natural materials, including sandstone, natural slate, vertically laid timber boarding and extensive glazing in slender metal framing. This distinction between the traditional roadside elevation and more contemporary private elevations gives the proposed house much of its architectural interest.

Sustainability has also informed the design from an early stage. The proposals incorporate a highly insulated building envelope, underfloor heating, an air source heat pump and whole-house mechanical ventilation with heat recovery. EV charging is proposed within the parking area, while deep window reveals and architectural overhangs have been incorporated to help manage solar gain.





Agents Note

Planning permission has been granted under Northumberland County Council planning reference 25/03837/FUL for the construction of a new-build two-storey house with undercroft parking.

Prospective purchasers should satisfy themselves as to the full terms of the planning permission, approved drawings, conditions, technical requirements and all associated costs prior to purchase.

The site lies adjacent to the Tyne Valley railway line and A695. The approved design incorporates specific acoustic and structural measures in response to the site's setting, including acoustic boundary treatment and works associated with the existing highway retaining structure.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Tenure

NE44 6EE

Freehold

Services

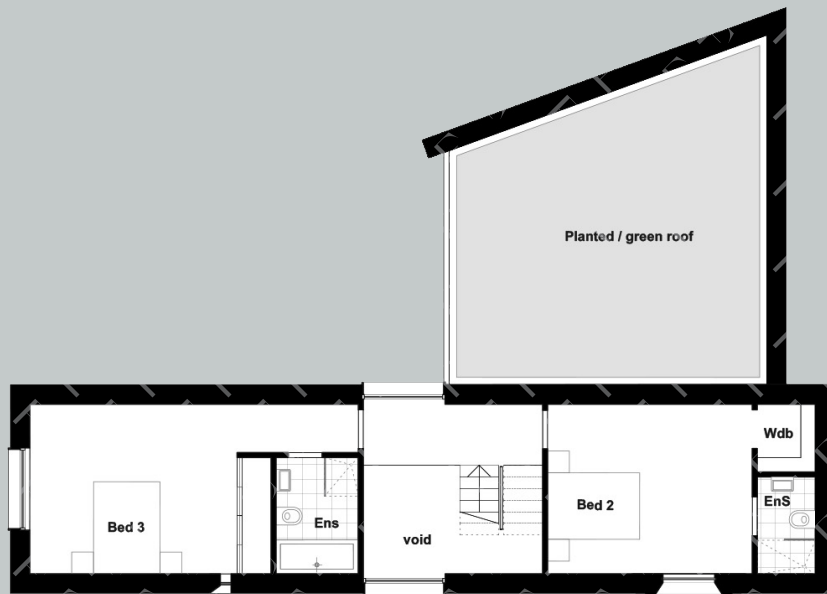
The proposed sustainability strategy includes an air source heat pump, underfloor heating and mechanical ventilation with heat recovery, together with provision for EV charging.

Purchasers should make their own enquiries regarding the availability, location, capacity and cost of connection to mains electricity, water, drainage and telecommunications services before purchase.

Floor Plans



First Floor



Ground Floor



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Viewings Strictly by Appointment



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