

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

JOHN DOBSON DRIVE LONGHIRST MORPETH NE61 3NA



- Ground Floor Apartment
- Open Plan Living Areas
- Allocated Parking
- Council Tax Band: E
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Three Double Bedrooms
- Direct Access To Gardens
- EPC: C
- Tenure: Leasehold

Price £295,000

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An exceptional three bedroom, ground floor apartment forming part of the prestigious Lawson Villas within the historic Longhirst Hall estate. Occupying a desirable corner position, the property enjoys direct access to the beautifully maintained communal gardens, offering privacy and flexibility with two external doors from the principal living space, allowing private entry in addition to the communal hallway. The accommodation comprises a welcoming entrance hall, an impressive open-plan lounge, kitchen and dining area with separate utility area, a spacious master suite with fitted wardrobes and ensuite shower room/WC, two further double bedrooms (one currently utilised as an additional reception room), and a well appointed principal bathroom/WC. An allocated parking space is included, together with access to the magnificent communal grounds extending to approximately 75 acres of lawns and woodland.

Dating from the early 19th century, Longhirst Hall is a distinguished country residence that has been sympathetically restored to create an exclusive residential setting surrounded by mature parkland. The estate is home to the highly regarded Longhirst Golf Club, offering two 18 hole championship courses and clubhouse facilities, as well as Longhirst Cricket Club and associated sports grounds.

Situated just a short drive from the thriving market town of Morpeth, residents benefit from an excellent range of independent shops, restaurants, schooling and mainline rail services to Newcastle, Edinburgh and London. Combining heritage, exclusivity and exceptional surroundings, this apartment presents a rare opportunity to enjoy refined country estate living within easy reach of town and city amenities

ENTRANCE HALL

A welcoming entrance hall, providing access to all accommodation.

LOUNGE AREA

Enjoys views over the gardens and woodland area with windows and a glazed external door providing direct access to the garden. An additional door in between the lounge and kitchen area provides further external access and is currently used as the main external door meaning there is no need to use the communal entrance if required.



OPEN PLAN LIVING AREA



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KITCHEN AREA

Fitted with a good range of wall and base units with complimenting work tops, sink drainer unit with mixer tap and integrated oven, hob with extractor hood, and a fridge freezer. There is a seperate utility area leading off the kitchen which has further storage and an integrated washing machine.



ADDITIONAL IMAGE



UTILITY AREA



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MASTER BEDROOM

A spacious main bedroom with a wall of fitted wardrobes, radiator and window overlooking the gardens.



ENSUITE / WC

Fitted with a mains shower in cubicle, wc and wash hand basin. Heated towel rail and extractor fan.



BEDROOM TWO

A spacious double bedroom with fitted wardrobes, double glazed window and radiator.



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BEDROOM THREE

Currently used as a second reception room with double glazed window and radiator.



BATHROOM/WC

Fitted with a wc, wash hand basin in vanity unit and a panelled bath with mains shower over. heated towel rail and extractor fan.



EXTERNALLY

The property has direct access to the acres of communal gardens and woodland within the Longhirst Hall Estate. There is also an allocated parking space.



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



PARKING

There is an allocated parking space within the residents only car park.



FLOOR PLAN

This plan is not to scale and is for identification purposes only.



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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Verified Material Information February 2026

Property type: Flat

Property construction: Standard brick and block construction

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Longhirst conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: Yes

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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TENURE & COUNCIL TAX BAND

Leasehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Lease length: 142 years remaining (150 years from 2018)

Ground rent: £200 pa

Service charge: £2000 pa

Title contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - Joint-owner dealing restriction: No sale or other dealing that would create or release money due under the lease can be completed by a single owner acting alone (unless a court order allows it). In plain language: because the property is jointly owned, one owner cannot sell or otherwise deal with the lease and make or receive the sale money on their own without a court order. - Certificate requirement linked to another title (ND190321): No transfer or other dealing of this lease will be registered unless a certificate is provided, signed by the current owner (or their solicitor) of the freehold title ND190321, confirming that paragraph 10 of Schedule 3 of the registered lease has been complied with or does not apply. In plain language: the freehold owner for the wider estate (title ND190321) must confirm certain lease conditions have been met before you can complete a sale or similar transaction. - Lease restriction on alienation: The lease itself prohibits or restricts alienation. In plain language: the lease contains rules limiting or preventing assignment, sale or possibly subletting of the lease without the landlord's permission.

Title contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- Right of way (vehicular and on foot) over the roadway coloured yellow on the 1939 plan, giving the owner and others the right to pass and re-pass with foot, horse, cart, carriage and other vehicles. In plain English: you have a right to use that roadway (to the north east leading into Longhirst Village). - Pedestrian rights over land coloured pink and access marked 'A' (from the 1991 conveyance): a right for the property's owners, occupiers, their servants and visitors to pass on foot over the pink-coloured area and to use the pedestrian access labelled A. In plain English: you have a footpath and pedestrian access route shown on the 1991 plan. - Any legal easements referred to in clause LR11.1 of the registered lease: the title includes whatever legal rights are specifically listed in that clause of the lease. In plain English: the lease itself lists any other rights that benefit this flat and those are included in the title. - Any legal easements granted by the 14 September 2017 transfer (subject to any rights reserved by that transfer): the property takes the benefit of such rights. In plain English: the 2017 transfer may give additional rights across neighbouring land that this flat can use, but it may also have reserved some rights for others.

Council Tax Band: E (Source gov.uk Checked February 2026).

BROADBAND, MOBILE SIGNAL & DATA

The property has Superfast broadband available.

The connection type is "FTTC (Fibre to the Cabinet)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

| Type | Max download | Max upload | Available | Details |
|-----------|--------------|-------------|-----------|---------|
| Standard | 1 Mb | 0.1 Mb | YES | |
| Superfast | 35 Mb | 6 Mb | YES | |
| Ultrafast | Unavailable | Unavailable | | |

Mobile coverage

Source: Ofcom February 2026

Actual services available may be different (data provided by Ofcom).

Provider Coverage Details

logo EE OK

logo O2 Great

logo Three Great

logo Vodafone Good

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

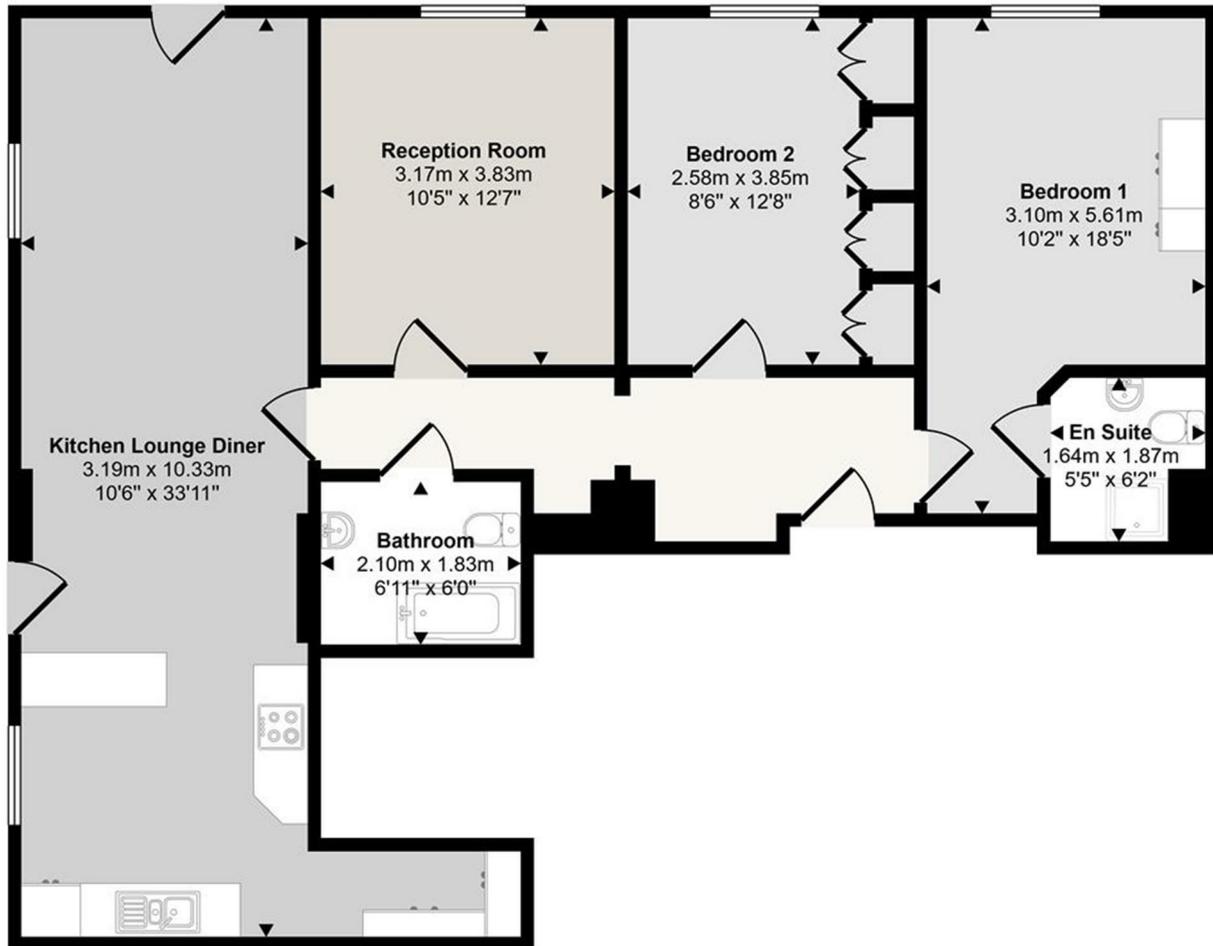
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Approx Gross Internal Area
94 sq m / 1014 sq ft



Floorplan

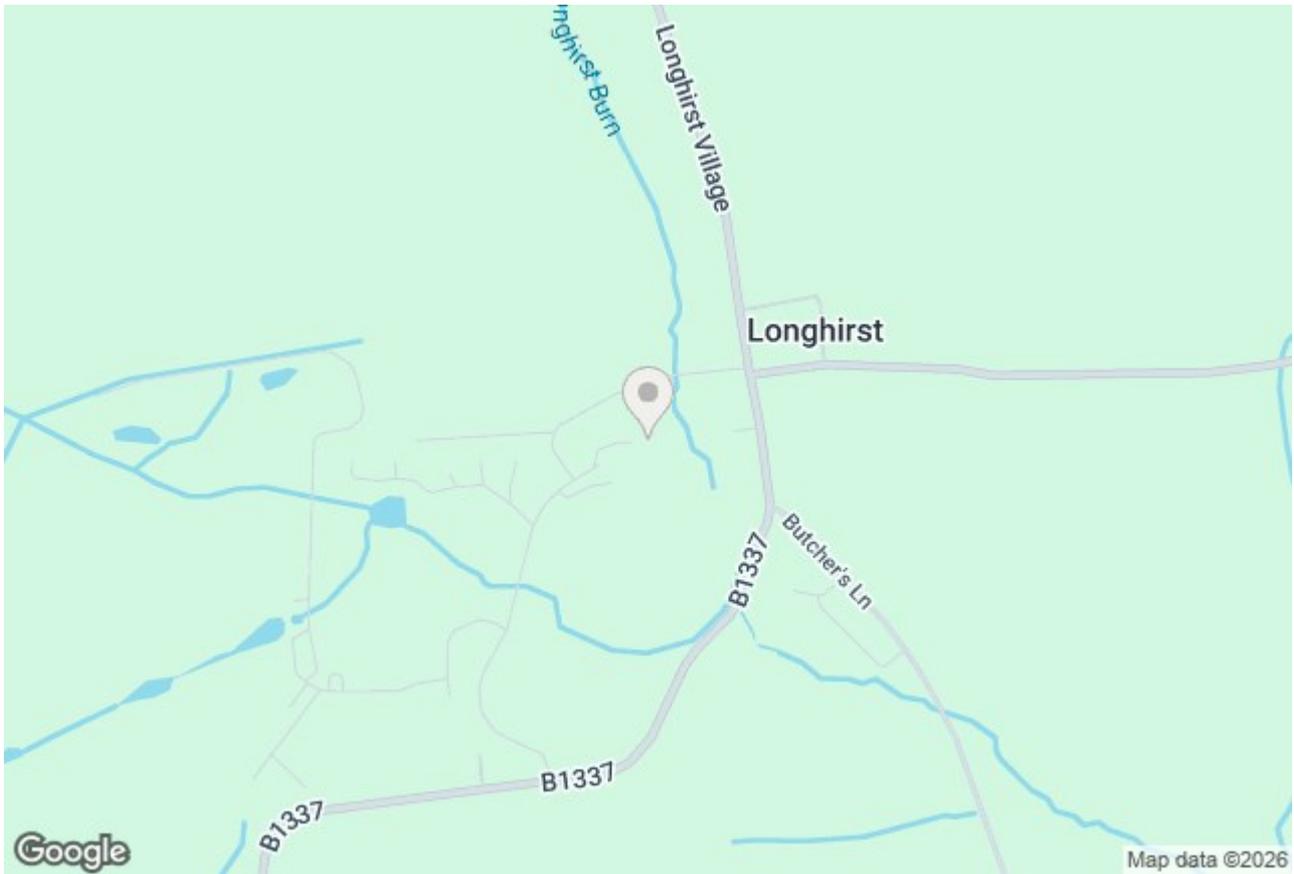
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



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