



Land at Station Road
Catton, Hexham, Northumberland, NE47 9QB

Land at Station Road

Catton, Hexham, Northumberland, NE47 9QB

The land at Station Road is a ring-fenced plot of land, extending to circa 2.74 acres. This sale presents a rare opportunity to acquire an accessible and diverse block of land in a tranquil area of Northumberland

- Roadside Access
- Development Opportunity
- Ring-fenced
- Extending in all to circa 1.11 hectares (2.74 acres)

GUIDE PRICE: £40,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





DESCRIPTION

The land at Station Road comprises of approximately 2.74 acres of permanent grassland. The property is readily accessible being approximately 9.7 miles from Hexham and 1.0 mile from Allendale. Such accessibility coupled with all the absolute requisites of a small holding are hard to find.

LAND

The sale of the land at Station Road provides a purchaser with an opportunity to acquire an accessible and diverse block of land in a tranquil area of Northumberland. The property extends to approximately 1.11 hectares (2.74 acres) and comprises permanent pasture. The land benefits from roadside access and water via a natural supply.

The land offers the opportunity of a variety of uses. The pastureland offers a useful space for grazing or alternative amenity uses. Whilst it's convenient location to Allendale and the amenities and markets within ensure that options such as glamping and or wild camping could be attractive. Any change of use (on a permanent basis) would require planning permission and separate advice should be taken on this.

The availability of well-located, accessible, and diverse plots of land are scarce. The opportunities presented by this sale in terms of diversification and/or any change of use are evident, however equally a purchaser may well simply want to continue the land's existing uses in that it provides the ideal basis for a smallholding, with grazing, environmental and amenity uses.

LOCATION

The land is located approximately 0.6 miles to the south east of the village of Catton and 1.0 miles to the north of Allendale. The major town of Hexham lies approximately 9.7 miles to the north east.

The property is ideally located within the heart of Allen Valley and within an Area of Outstanding Natural Beauty. As is typical of properties in this unspoilt area, the property benefits from spectacular views.

What3Words: ///cursing.ages.skidding

GENERAL REMARKS & STIPULATIONS

Services

The land benefits from a natural water supply.

Sporting Rights and Mineral Rights

Included in the sale in so far as they are owned.

Tenure

Freehold with Vacant Possession on Completion.

Environmental Schemes

The nature of the land at Housty and the possibilities currently available via government and/or third-party funding suggests that further revenue can be generated from the land.

Method of Sale

The property is to be offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Lotting/Additional Land

The property is offered for sale as whole, however individual, separate lotting and/or additional land would be considered. Any enquirers in this regard are encouraged to speak to the selling agent direct and at the earliest opportunity.

Local Authority

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

Anti Money Laundering Regulations

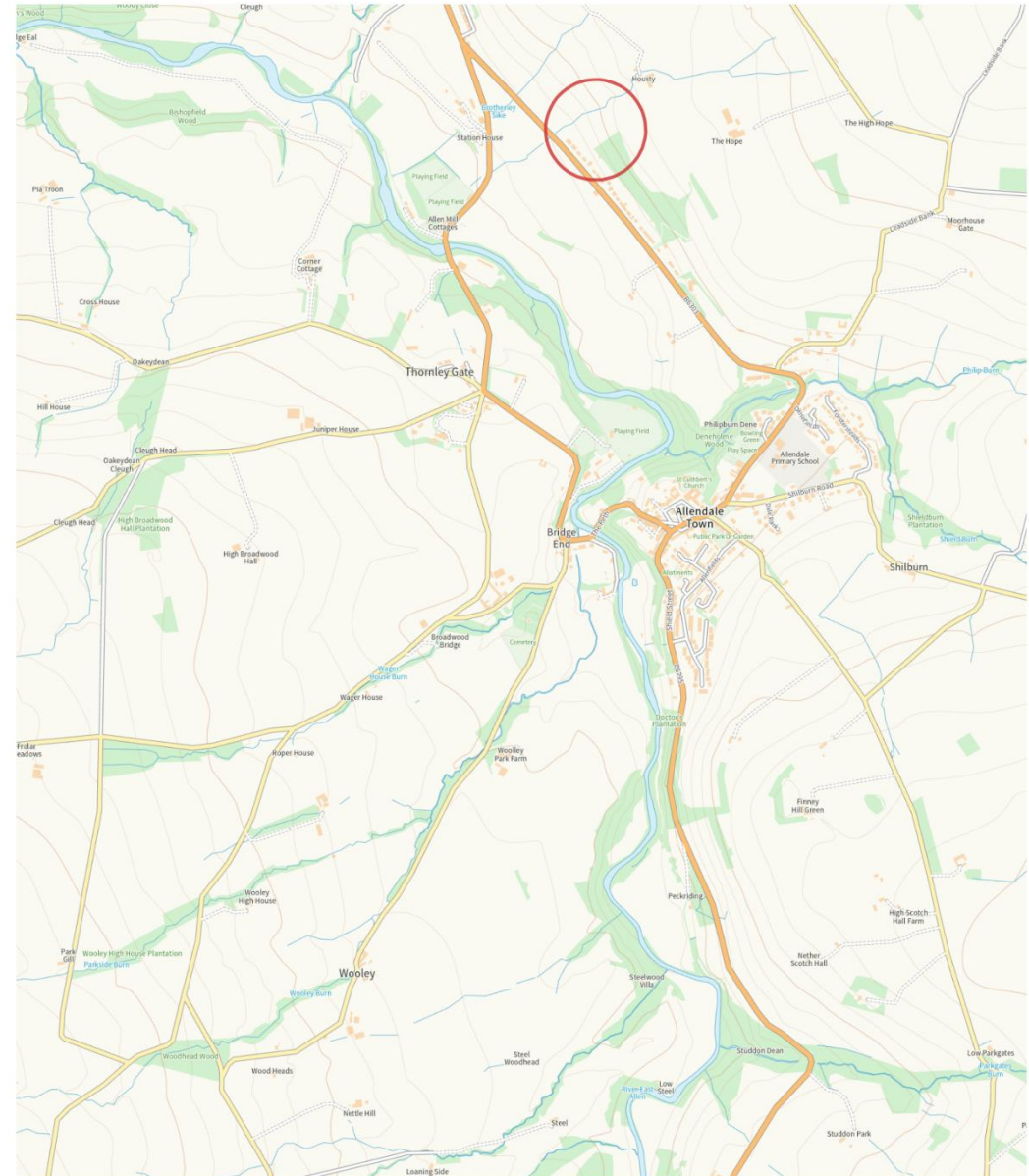
Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

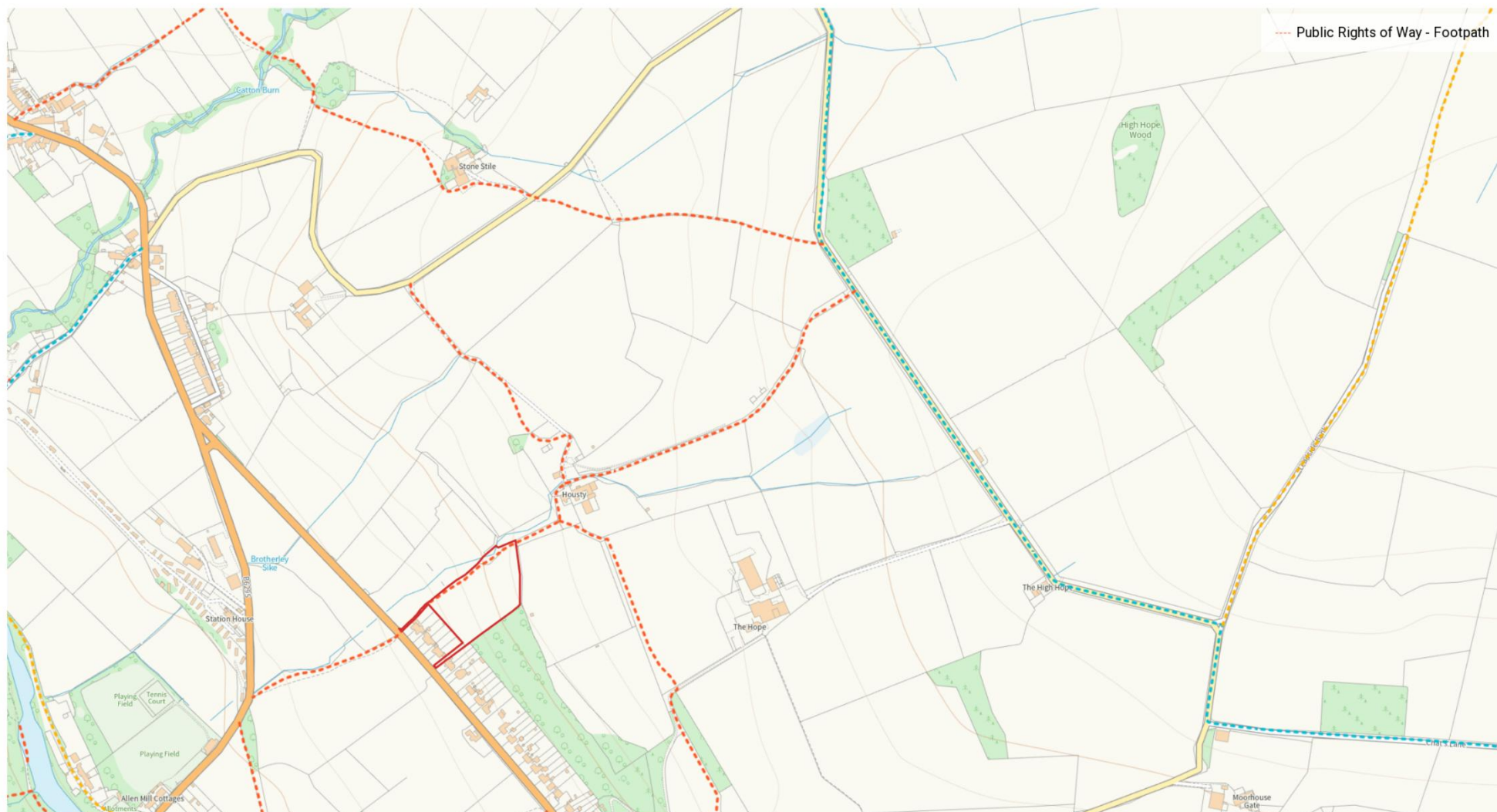
Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or

will.jeffels@youngsrps.com

Particulars prepared: July 2025





www.youngsrps.com
Hexham Mart 01434 609000

