



Land at the Milecastle  
Haltwhistle, Northumberland, NE49 9NN

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The land at the Milecastle is a ring-fenced plot of land, extending to circa 1.12 hectares (2.78 acres). This sale presents a rare opportunity to acquire an accessible block of land. Located in an area of Northumberland famed for its beauty and within sight of Hadrian's wall; all of which bring extensive amenity, environmental and diversification opportunities.

- Roadside Access
- Diversification/Lifestyle Opportunity
- Pony Paddock
- Extending in all to circa 1.12 hectares (2.78 acres)
- Environmental/Amenity Potential

## GUIDE PRICE: £45,000

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 the Milecastle comprises of approximately 2.78 acres of permanent grassland. Set within a ring fence the land offers an array of possibilities.

The land is of a convenient size and well located for anyone wishing to acquire a useful block of land to establish (or further) any small holder aspirations and/or a pony paddock.

Moreover its current nature suggests that it holds significant amenity and environmental appeal, both of which offer scope for monetization or simply for well-being benefits.

Alternatively, the lands' location within the immediate vicinity of Hadrian's Wall and a ready footfall of tourists, suggest that subject to the necessary consents being sought, the land could form an ideal base for any diversified business be it glamping, camping and alike.

## **LOCATION**

Aside from being accessible for the passing tourist trade the land is readily accessible to local towns and cities. It lies approximately 2.1 miles to the north of Haltwhistle, with Hexham and Carlisle being approximately 16 and 23 miles to the east and west respectively. The land sits directly adjacent to the B6318 "Military Road".

The property is ideally located within the Tyne Valley and within Northumberland National Park.

What3Words: ///starred.pitch.notch

## **ACCESS**

The land benefits from good access, being via a shared track as marked brown on the plan, which adjoins the public highway. Maintenance for the track will be shared on an according to user.

## **BOUNDARIES**

The land benefits from secure boundaries to its north and east, with a post and net wire fence to the west. An additional stock proof boundary will be required to be installed between points A and B on the plan, specific route to be agreed on the ground. In addition, a gateway will need to be inserted from the shared access track to the field. Both these works are to be done within 6 weeks of completion at the cost of the buyer.

## **GENERAL REMARKS & STIPULATIONS**

### **Services**

It is understood mains water is within close proximity to the land.

## 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 the Milecastle 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.

## 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

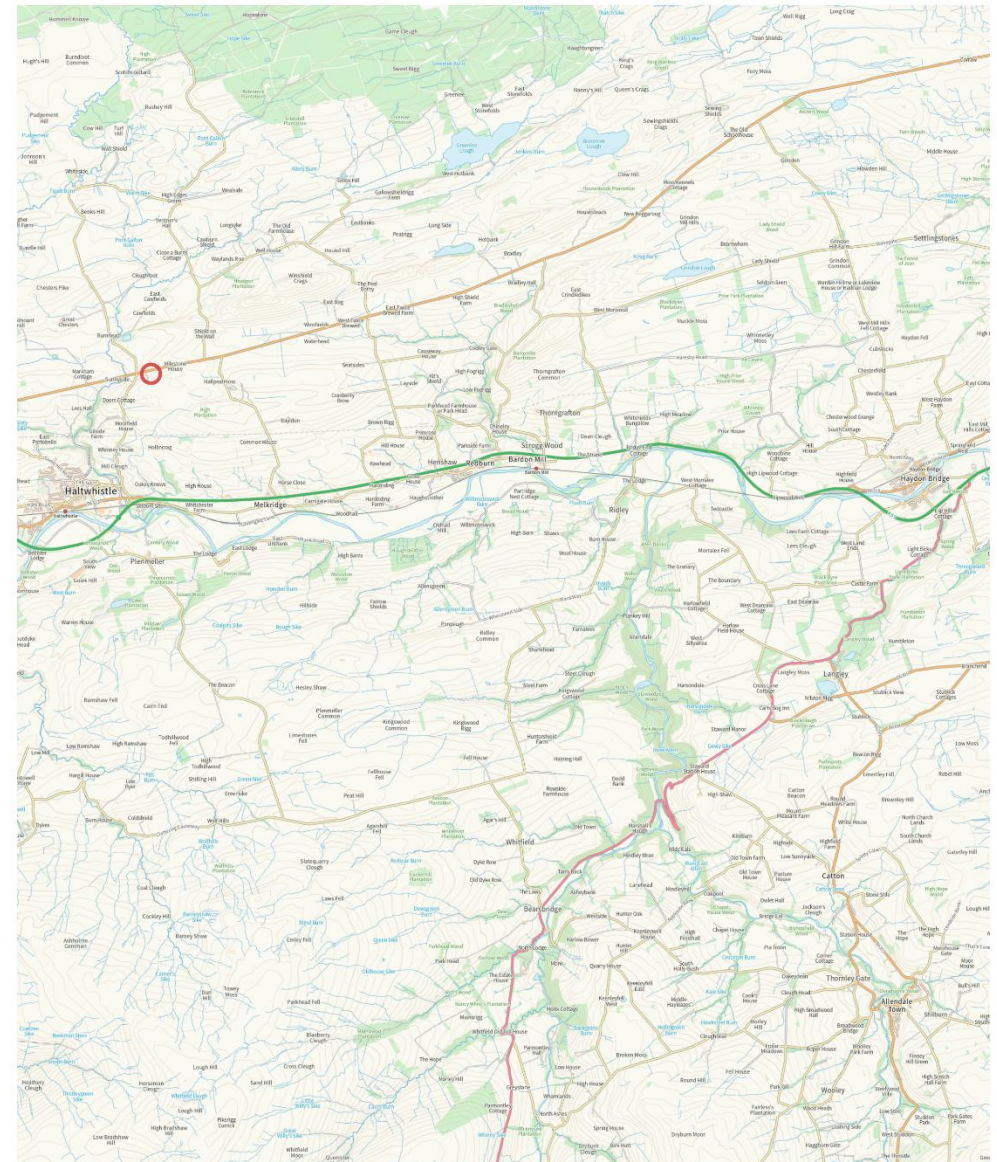
Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

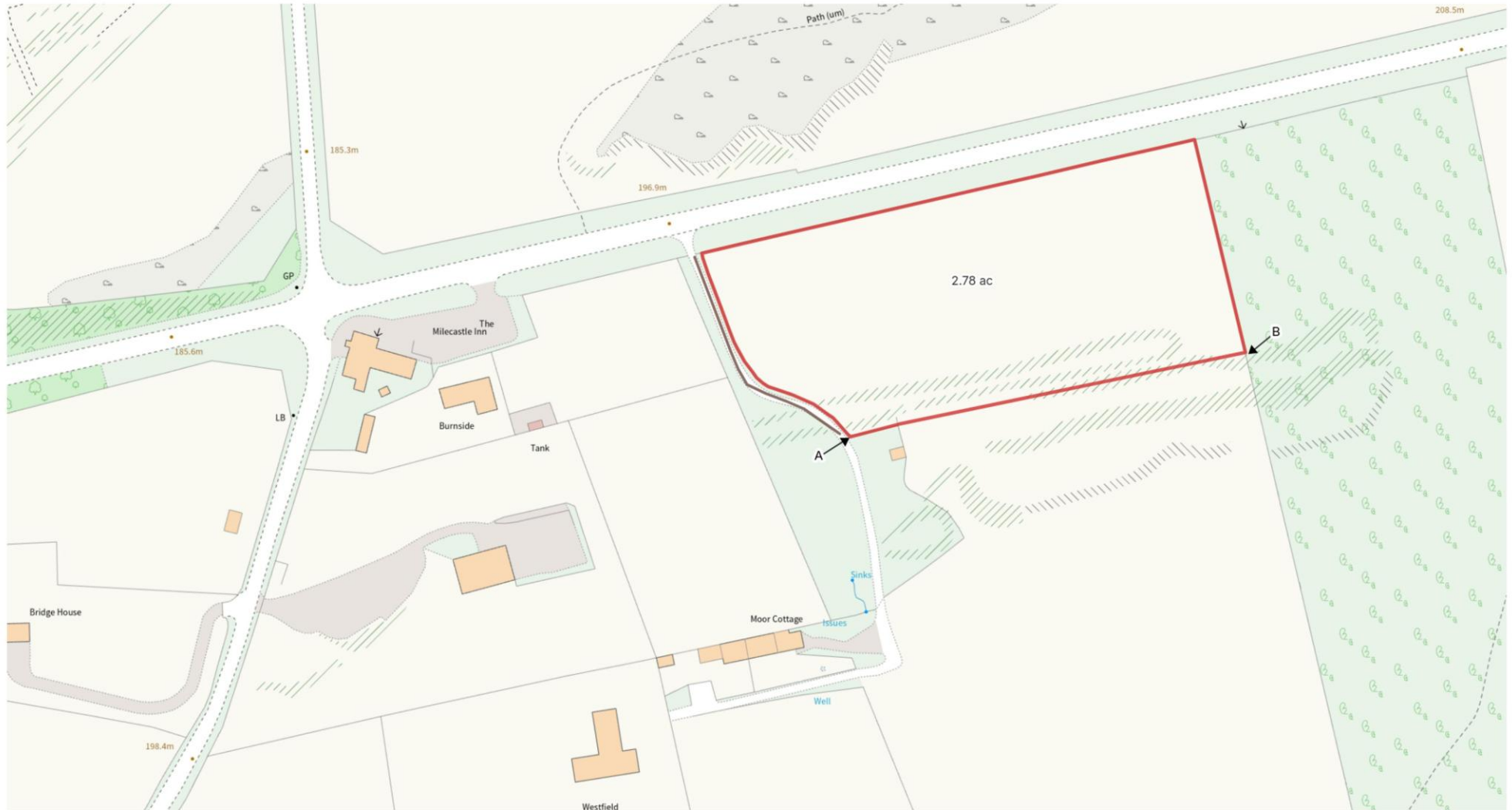
## Viewings

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

[harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)

Particulars prepared: May 2026





[www.youngsrps.com](http://www.youngsrps.com)  
Hexham Mart 01434 609000

