



Land North of Crossfell Cottage, Stannersburn  
Hexham, Northumberland, NE48 1DD

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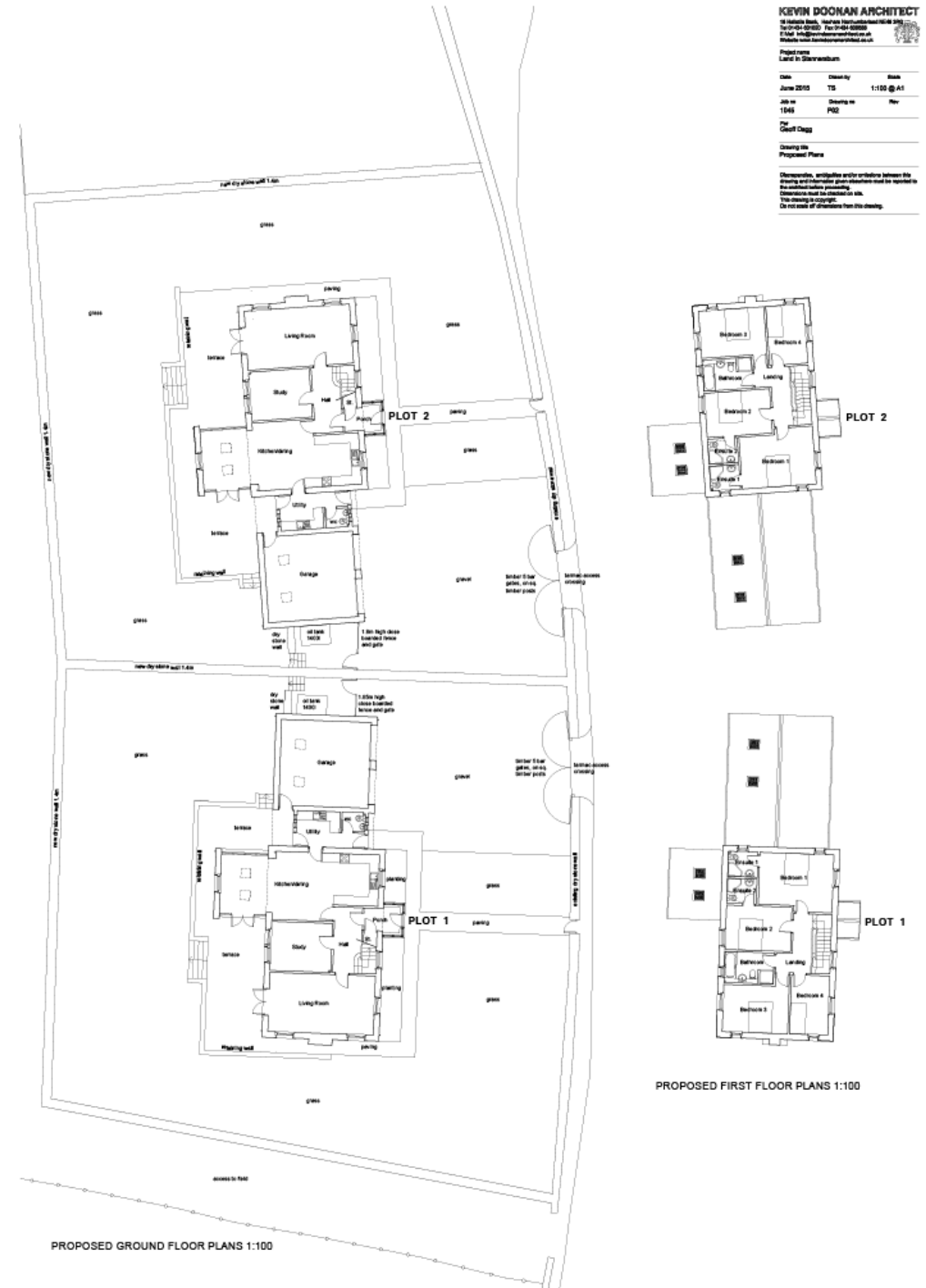
Stannersburn, Hexham, Northumberland, NE48 1DD

The land for sale North of Crossfell Cottage offers a rare opportunity to secure two fully serviced building plots, each with full planning permission for a four-bedroom dwelling. The site benefits from mains services already in place, along with additional land to accommodate lifestyle, amenity, or recreational needs. Properties with land in this area seldom come to market, and self-build opportunities are rarer still, this sale brings both together in one exceptional offering

- Two build plots
- Mains Water and Electricity to site
- Lifestyle opportunities
- Investment opportunities
- Extending in all to circa 0.65 hectares (1.62 acres)

## GUIDE PRICE: £175,000

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 North of Crossfell Cottage represents a scarce and valuable opportunity, with full planning permission in place for two four-bedroom houses and additional land included. Well positioned with roadside access and set within an attractive rural location, the plots offer strong potential for a developer seeking to capitalise on the investment already made and the strategic siting of the land.

Equally, the sale may appeal to an end-user seeking a lifestyle property with scope for multi-generational living or the creation of an additional income stream. The proximity to Kielder provides excellent potential for a diversified income via a holiday let, while the second dwelling could readily be rented or sold, depending on the purchaser's preference.

Full planning permission was granted in 2016 (ref 16/02536/FUL) and 2015 (ref 15/03575/FUL), with all conditions subsequently discharged and a certificate of lawful development issued in 2023. Mains water and electricity have already been brought to the site, offering a blank canvas for any purchaser to immediately benefit from the works and investment already undertaken.

## LOCATION

The property is located in the village of Stannersburn in Northumberland. Bellingham lies approximately 8.5 miles to the east and provides a range of local shops and services, including a doctor's surgery and both primary and secondary schooling. The market town of Hexham, around 25 miles to the southeast, offers a wider selection of national and independent retailers, together with extensive professional, health and educational facilities. Newcastle upon Tyne is situated approximately 40 miles to the southeast.

The property is an area renowned for its dark skies and outstanding natural beauty. Kielder Water is just 1.2 miles to the west, and the popularity of this and other well-known local attractions ensures the property is ideally placed for country living and for generating additional income through tourism-related opportunities.

What3Words: ///deadline.flank.befitting

## GENERAL REMARKS & STIPULATIONS

### 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.

### Services

Mains Water and Mains Electric are to the site, with final connection to be established by the purchaser.

## Sporting Rights and Mineral Rights

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

## Tenure

Freehold with Vacant Possession on Completion.

## Lotting/Additional Land

The property is offered for sale as whole.

## 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: June 2026

Project name: **Laird in Stanensburn**  
 Date: **June 2015** Drawn by: **TS** Scale: **1:100 @ A1**  
 Job no: **1946** Drawing no: **PO2** Rev:   
 For: **Geoff Dugg**  
 Drawing title: **Proposed Plans**  
 Discrepancies, ambiguities and/or omissions between this drawing and information given elsewhere must be reported to the architect before proceeding. Dimensions must be checked on site. This drawing is copyright. Do not scale off dimensions from this drawing.



PROPOSED WEST ELEVATIONS 1:100



PROPOSED EAST ELEVATIONS 1:100



PROPOSED NORTH ELEVATION TO PLOT 1 1:100



PROPOSED SOUTH ELEVATION TO PLOT 1 1:100



PROPOSED NORTH ELEVATION TO PLOT 2 1:100



PROPOSED SOUTH ELEVATION TO PLOT 2 1:100



[www.youngsrps.com](http://www.youngsrps.com)  
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