



RESIDENTIAL DEVELOPMENT LAND

Scroggwood, Bardon Mill, Hexham, Northumberland, NE47 7AA

An exciting opportunity to acquire an attractive parcel of land extending to approximately 1.5 acres, with planning permission for the construction of a new four-bedroom detached dwelling.

Occupying an appealing rural position adjoining the hamlet of Scroggwood,

Land At Hazelhurst

Bardon Mill, Hexham, NE47

Asking Price:

£125,000

EPC Rating: To be



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Northumberland, NE47 7AA

An exciting opportunity to acquire an attractive parcel of land extending to approximately 1.5 acres, with planning permission for the construction of a new four-bedroom detached dwelling.

Occupying an appealing rural position adjoining the hamlet of Scroggwood, close to Bardon Mill, the site enjoys its own existing access from the main road. The proposed property would benefit from generous garden grounds together with attractive views towards surrounding woodland and open countryside.

The site offers an excellent opportunity for those wishing to create an individual family home in a desirable Tyne Valley location, combining a rural setting with convenient access to local amenities and transport connections.

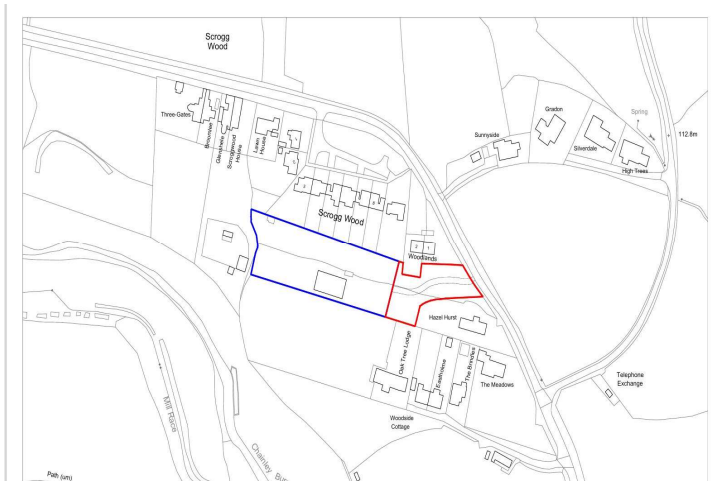
LOCATION

Scroggwood is situated close to the popular village of Bardon Mill in the heart of the Tyne Valley.

Local schooling includes Henshaw Church of England Primary School, approximately one mile from Scroggwood, while secondary schooling is



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available in the wider Tyne Valley area, including Haydon Bridge. A broader range of schools and educational facilities can be found in Hexham. The historic market town of Hexham, approximately 10–11 miles to the east, provides an extensive range of shops, supermarkets, cafés, restaurants, leisure facilities and other everyday amenities.

Bardon Mill Railway Station is conveniently situated nearby and provides regular rail connections along the Tyne Valley line, with services towards Newcastle upon Tyne to the east and Carlisle to the west.

The surrounding countryside provides excellent opportunities for walking and outdoor pursuits, with Hadrian's Wall and some of Northumberland's most attractive countryside within easy reach.

THE SITE

The land extends to approximately 1.5 acres and benefits from its own existing vehicular access from the main road.

Application reference 26/00078/FUL confirms full planning approval consent for the construction of a detached dwelling was provided on 5 August 2026.

The proposed accommodation provides for a substantial four-bedroom detached family home set within generous grounds.

The land was formerly used partly as garden ground associated with an adjoining dwelling and partly for horticultural purposes. Existing structures on the site include a substantial greenhouse together with shed and outbuildings.

SERVICES

We have been advised that foul drainage/sewerage is available on the site and that mains electricity, water and broadband services are available from the road.

Prospective purchasers must make their own enquiries with the relevant utility providers and statutory authorities regarding the availability, location, capacity and cost of connecting to all services.

IMPORTANT INFORMATION

All site areas, dimensions and boundaries are approximate and should be independently verified by prospective purchasers.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract