



Land on the south side of The Close, West Woodburn, Northumberland NE48 2RX

- Residential development land
- Planning approved for detached dormer bungalow
- Site area circa 0.087 acres (353.69 sq. m.)
- Rectangular grassed plot
- Mains electricity and water connections available
- Located in the desirable rural village of West Woodburn
- Excellent development opportunity

Auction Guide Price £45,000+

For Sale by Auction. Live Online Auction, bidding starts Thursday 28th May 2026

Terms & Conditions apply, see website www.agentspropertyauction.com

COMMERCIAL

Location

The site is situated on the southern side of The Close within the attractive rural village of West Woodburn, in the heart of Northumberland. West Woodburn lies within the picturesque Rede Valley and offers a peaceful residential setting surrounded by open countryside. The village provides a range of local amenities including a village shop, public house and church, catering for day-to-day needs. A wider range of services, retail and leisure facilities can be found in the nearby market town of Bellingham, approximately 7 miles to the north, with further amenities available in Hexham to the south.

The area benefits from good road connections via the A68, providing access to Corbridge, Hexham and onward to Newcastle upon Tyne, making the location suitable for those seeking a rural lifestyle whilst remaining accessible to larger centres of employment. The surrounding countryside offers excellent opportunities for outdoor pursuits including walking, cycling and country sports, with the Northumberland National Park and Kielder Water & Forest Park both within easy reach.

Description

The site comprises a well-positioned residential development plot extending to approximately 0.087 acres (353.69 sq. m.), located on the southern side of The Close within the rural village of West Woodburn. The plot occupies a broadly regular shape and is currently laid to grass, bounded by established residential properties and mature vegetation, providing a private and sheltered setting. Vehicular access is available directly from The Close, with provision for off-street parking and driveway incorporated within the site layout.

Planning permission has been granted for the erection of a detached dormer bungalow, designed to sit comfortably within the surrounding built environment. The proposed development includes a private rear garden and aligns with the character and scale of neighbouring dwellings. The site benefits from existing local infrastructure connections, including mains electricity and water, and is situated within a small, well-served village environment.

Overall, the plot represents an attractive opportunity for a bespoke residential development in a peaceful rural location, with approved planning and a clearly defined site layout.

Site Area

0.087 acres (353.69 sq. m.)

Planning application

Application No. 11/02249/FUL

Proposal: Construction of single storey dwellings

Decision Issued Date: 11 June 2012

Tenure

Freehold

Auction Guide Price

£45,000+

Auction

Live online auction, bidding starts Thursday 28th May 2026.

Terms and conditions apply, see website

www.agentspropertyauction.com

Viewing

Strictly by appointment through this office.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change, up to and including the day of the auction. The successful buyer pays a £2,000+vat (£2,400 inc vat) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd, Tel: 01661 831360. Terms and conditions apply, see www.agentspropertyauction.com

Ref: I441 (Version 2)

Updated April 2026

COMMERCIAL



Important Note: None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

COMMERCIAL



Important Note: None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573