



## Whalton Toilet Block

Whalton, Northumberland NE61 3UZ

- Detached single storey former toilet block
- Sandstone construction with flat roof
- Prominent location adjacent The Beresford Arms
- Rural village location
- Development / alternative use potential stpp

**Auction Guide Price £12,500+**

For Sale by Auction. Live Online Auction, bidding starts Thursday 29<sup>th</sup> January 2026

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

Whalton, Northumberland is a picturesque rural village set in the heart of Northumberland, offering a peaceful countryside lifestyle within easy reach of key local centres. Surrounded by gently rolling farmland and open green spaces, Whalton is known for its traditional village character, historic stone buildings and strong sense of community.

Despite its tranquil setting, the village is well positioned for access to amenities. The nearby market town of Morpeth provides a wide range of shops, cafés, restaurants, supermarkets and leisure facilities, along with a mainline railway station offering direct services to Newcastle, Edinburgh and London. The A1 is also easily accessible, making commuting throughout the region straightforward.

Whalton is ideally located for enjoying Northumberland's renowned outdoor attractions, including scenic walking routes, historic castles and the stunning coastline, all within a short drive. The village itself benefits from a popular public house, village hall and attractive church, contributing to its welcoming and traditional appeal.

## Description

We are delighted to offer to the market via the Agents Property Auction this detached single storey sandstone former toilet block with sloped flat roof. We have not been in the property and so can not comment on condition.

## Title Number

ND214686

## Tenure

Freehold (Northumberland County Council have possessory title only on the building)

## Auction Guide Price

£12,500 +

## Auction

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## Viewing

No internal viewings available as there are no keys to the property, so sold as seen.

## Rateable Value

The 2025 Rating List entry is Rateable Value £0

## 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 (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360  
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**Prepared 18<sup>th</sup> December 2025**



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