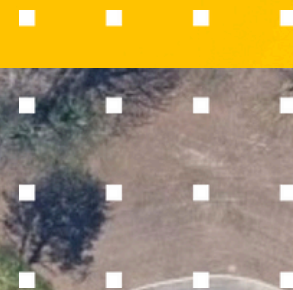


Land at Callerton Lane

PONTELAND, NORTHUMBERLAND, NE20 9EG

For Sale by Informal Tender



savills

Boundary lines are approximate

KEY HIGHLIGHTS

- Excellent development opportunity suitable for a variety of different uses
- Highly sought after and affluent location
- Excellent roadside frontage
- 1.40 acres (0.56 hectares)
- Informal tenders sought by noon Friday 6th March 2026

LOCATION

The site fronts onto Callerton Lane in the highly sought after suburb of Ponteland in Northumberland. Widely considered to be one of the most affluent and desirable market locations in North East England, Ponteland is located approximately 8 miles north west of Newcastle City centre, 10 miles south west of Morpeth and 15 miles north east of Corbridge. The high value neighbouring suburb of Darras Hall is located immediately to the south west.

Road access to Ponteland is provided from the A696 which connects directly onto the A1 (M) to the south east which, in turn, facilitates access to the wider road network. Ponteland is located immediately north west of Newcastle International Airport which provides connectivity to various internal and international destinations. The airport also forms part of the Tyne and Wear Metro system which facilitates access to 60 regional destinations including Newcastle City centre, Gateshead, North Tyneside, South Tyneside and Sunderland.

Surrounding land uses are characterised by high value, low density detached family homes. Nearby commercial and community uses include Ponteland Leisure Centre, numerous well performing schools and various popular bars and restaurants.



DESCRIPTION

The site is broadly rectangular in shape and extends to approximately 1.40 acres (0.565 hectares). Formerly occupied by 'Lane Nurseries', the site accommodates various greenhouse structures which are situated to the centre of the site. A track runs along the southern boundary which provides access to three residential bungalows situated to the west of the site, which will be demolished by the vendor prior to completion.

Land to the north of the site is owned by the vendor, who has submitted a detailed planning application for the development of a food store, which is yet to be determined. More information on this planning application is included in the information pack, which is available upon request.

The site is bounded by Callerton Lane to the east, residential housing to the south and undeveloped land to the west. A public footpath intersects the southern aspect of the site.

PLANNING

The Development Plan for the site comprises the Northumberland Local Plan (adopted in 2022) and the Ponteland Neighbourhood Plan (made in 2017).

According to the adopted Development Plan, the site is not allocated for any specific use and is located within the settlement boundaries of Ponteland. It is noted that the site is located within a high value area for affordable housing, Sand and Gravel Mineral Safeguarding Area and Kielder Water Resource Zone.

The site falls outside of Ponteland's designated Conservation Area.

Under reference number 25/03877/FUL, a planning application was submitted for land immediately north of the site in November 2025 for the demolition of its onsite structures and the erection of a food store, together with associated access, parking and landscaping, which is yet to be determined. It is intended that access to the subject site will be provided off a spur road feeding off Callerton Lane, which shall be delivered by the vendor.

Savills is of the opinion that the site presents developers with an extremely rare opportunity to deliver a high quality development that is likely to be suitable for a variety of uses, situated in a sustainable and highly sought-after location of Northumberland, subject to planning permission and all other necessary consents.



SERVICES

Interested parties are advised to make their own enquiries of the utilities companies in respect of service provision to the site.

TENURE

The site is to be sold freehold with vacant possession, comprising Titles ND119571 and ND151983, and part of Title ND217790.

VIEWINGS

Viewings during the marketing period are by strict appointment only, with Sole Selling Agent, Savills.

LEGAL AND SURVEYING FEES

Each party is to be responsible for their own legal and surveying fees incurred in the transaction.

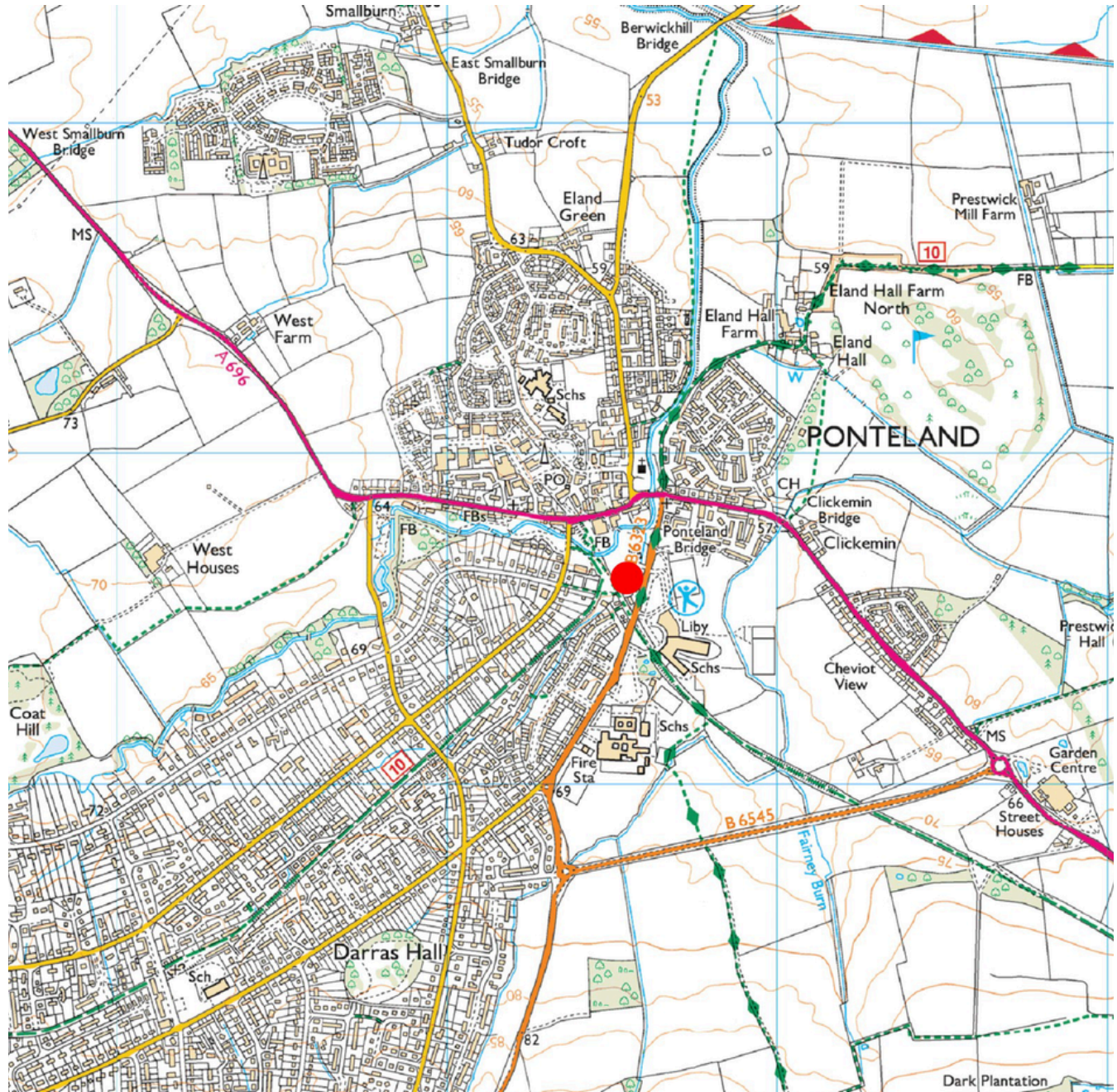
VAT

All offers received will be deemed to be exclusive of VAT where chargeable.

INFORMATION PACK

An Information Pack is available upon request, which includes the following documents:

- Title Registers & Plans;
- Topographical survey;
- Utility survey;
- Planning documents relating to the adjacent food store scheme; and
- Pro Map plans.



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IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Designed and produced by Savills Marketing: 020 7499 8644 | 18.12.2025

METHOD OF DISPOSAL

We are instructed to dispose of our client's freehold interest via Informal Tender. Tenders are requested by noon Friday 6th March 2026. Tenders are to be submitted directly to:

Glenn Laws (glenn.laws@savills.com) or David Craig (david.craig@savills.com).

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Supporting layout plan;
- Proof of funds;
- Timescales for exchange and completion; and
- Full solicitor details.

Bids should clearly stipulate any conditions attached to them. Bids which the vendor and/or Sole Selling Agent Savills consider having onerous or unusual conditions may not be considered.

Please note that Overage and Clawback provisions may be incorporated into the sales contract documentation.

CONTACT

For further information please contact:

Glenn Laws MRICS

Associate Director
glenn.laws@savills.com
07971 593 026

David Craig MRICS

Director
david.craig@savills.com
07970 680 670

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