

Prospect Hill BNG Habitat Bank

CORBRIDGE, NORTHUMBERLAND, NE45 5RU

FOR SALE

Option 1 - 35.01 Biodiversity Net Gain (BNG) units created* (available individually or as fractions)

Option 2 - Freehold interest, including BNG units



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*Exact number of units available to be confirmed upon enquiry
Boundary lines are approximate

KEY HIGHLIGHTS

- Site benefits from 35.01 Biodiversity Net Gain (BNG) Units which have been created, comprising 33.24 Lowland Meadow units (Very High Distinctiveness) and 1.77 Species-Rich Native Hedgerow units (Medium Distinctiveness)
- 12.95 acres (5.24 hectares)
- **FOR SALE - Option 1:** 35.01* BNG units created, available as whole units or as fractions
- **FOR SALE - Option 2:** Freehold interest
- Offers invited

*Balancing units remaining to be confirmed upon enquiry

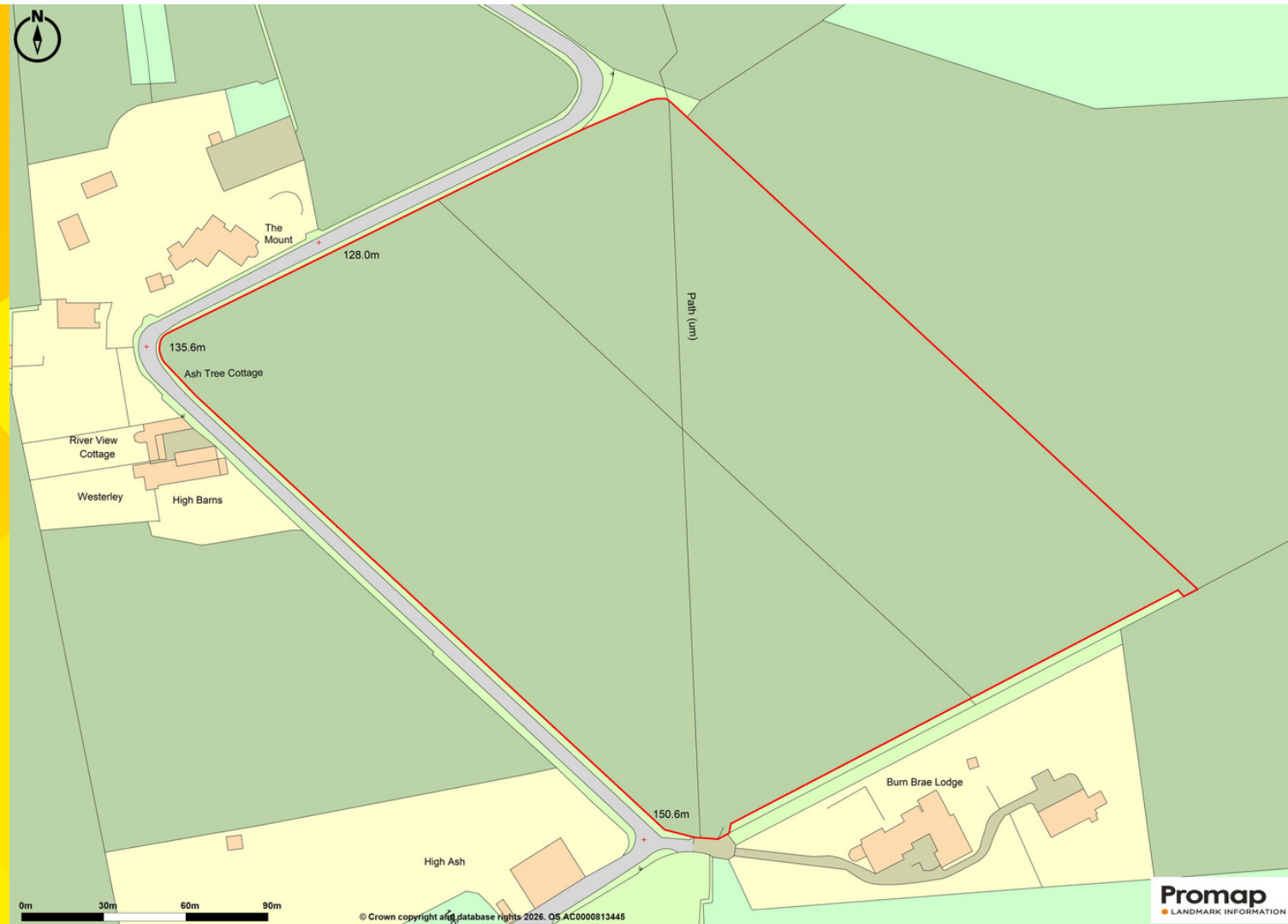
LOCATION & DESCRIPTION

The property is located on the outskirts of the highly sought after village of Corbridge in the Tyne Valley. Corbridge is located approximately 3.5 miles east of Hexham, 28 miles west of Newcastle upon Tyne and 28 miles north west of Durham.

This Lowland Meadow restoration project is broadly rectangular in shape, extends to approximately 12.95 acres (5.24 hectares) and gently slopes in gradient running from the south down to the north, providing unspoilt views over Corbridge and the Tyne Valley beyond.

The site comprises two fields which are separated, in part, by a mix of mature trees. A public footpath runs through the centre whilst a local supply power line also intersects the site. The property is made secure by a mix of dry stone walls, mature hedgerows and newly installed fences.

The site is bounded by general amenity land to the east, Burn Brae Lodge Homes to the south and residential housing to the west, beyond the adopted highway where sole vehicular access to the site is provided.





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BIODIVERSITY NET GAIN

An opportunity is available to acquire off-site Biodiversity Net Gain (BNG) units from the subject site, comprising Very High distinctiveness Lowland Meadow units, which are able to offset the majority of off-site requirements, including trees, scrub, poorer quality grassland and some woodland.

Prospect Hill Habitat Bank is aiming to restore and enhance a lowland meadow into a species-rich wildflower grassland that delivers measurable BNG. By reducing soil nutrients and using traditional hay cutting, grazing, and local seed supplementation, the site is being successfully managed to support a wide range of wildflowers, insects, birds, bats and hedgerows.

The project provides very high distinctiveness Lowland Meadow and Hedgerow BNG units while strengthening ecological connectivity across the Tyne Valley, with long-term delivery secured through a signed S106 Agreement. The Lowland Meadow has already achieved its target condition by Year One of site delivery and, with the wider governance structures under the legal agreement and management plan, the risk of future failure is considered low.

The Habitat Bank sits within the 'North of Tyne' Local Nature Recovery Strategy (LNRS) Area, meaning the site has the ability to satisfy mitigation requirements across the Local Planning Authority areas of Northumberland, Newcastle upon Tyne, North Tyneside and the Northumberland National Park, pending forthcoming changes to Spatial Risk Multiplier Guidance. The site also falls within the 'Tyne Gap & Hadrian's Wall' National Character Area (NCA).

This habitat bank has created the following BNG units*, which have already been registered with Natural England:

Habitat	Distinctiveness	Number of BNG Units Created
Lowland Meadow	Very High	33.24
Species-rich Native Hedgerow	Medium	1.77

*Exact number of units available to be confirmed upon enquiry.

VIEWINGS

Viewings are by appointment only, to be made upon request via Savills.

LEGAL AND SURVEYING FEES

The purchaser shall be responsible for their professional and legal costs incurred.

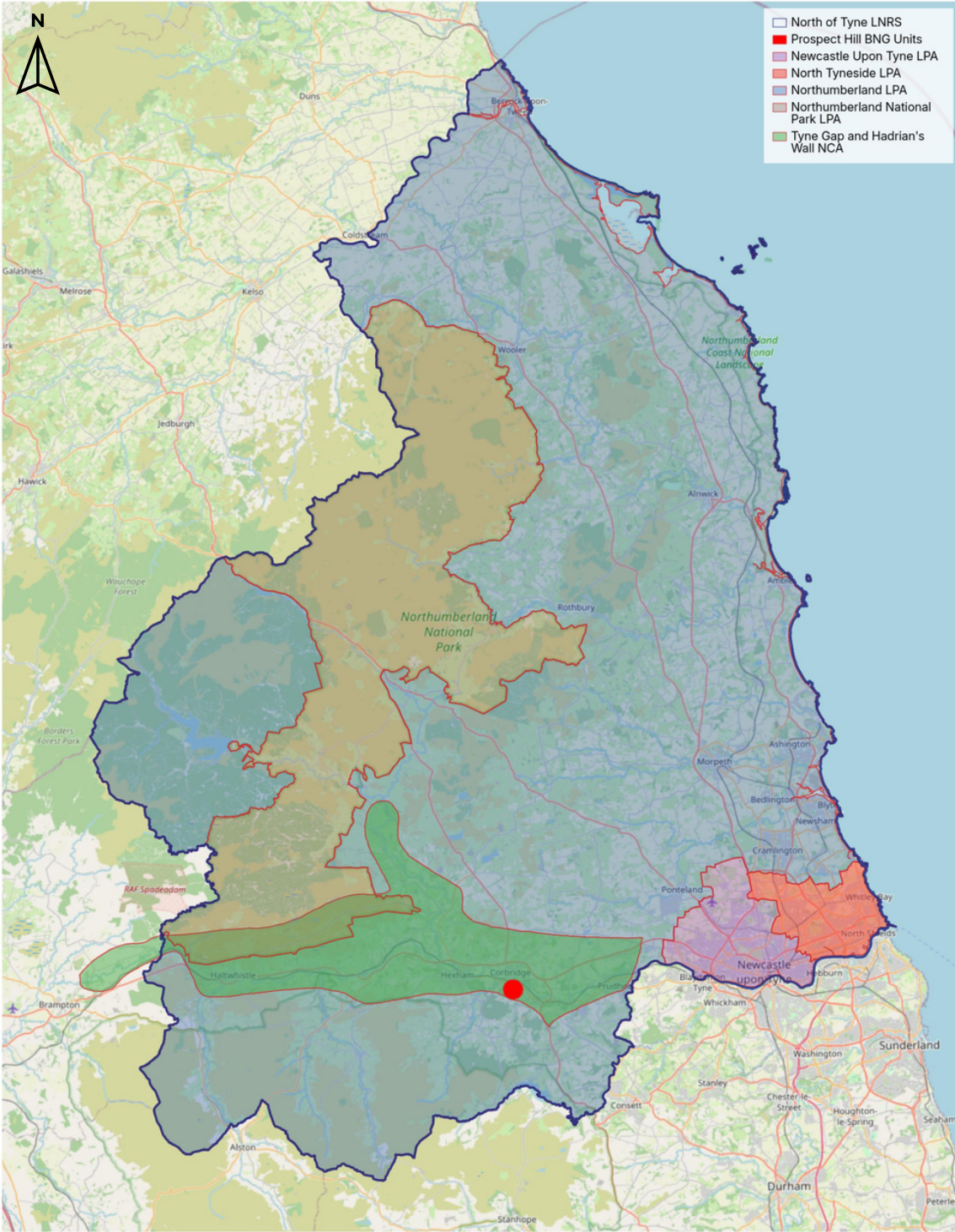
VAT

The site is not elected for VAT.

INFORMATION PACK

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

- Title Register & Plans;
- Habitat Management and Monitoring Plan and S106 Agreement;
- Annual Report;
- Lowland Meadow Condition Assessment 2025 and Lowland Meadow Species List 2025;
- Aerial photography; and
- Pro Map plans.





IMPORTANT NOTICE

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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.
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TENURE

The property is owned freehold under Title number ND178984.

METHOD OF DISPOSAL

We are instructed to seek offers based on the following proposals:

FOR SALE Option 1 - BNG units available as either whole units, or as fractions (the exact number of units available is to be confirmed upon enquiry); or

FOR SALE Option 2 - Freehold interest, benefitting from the incumbent BNG units.

Bidders looking to make offers for the freehold interest are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- 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.

Our client is not obliged to accept the highest or indeed any offer, or will be required to exchange contracts at any time. All offers received are subject to contract.

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

CONTACT

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