



Struthers Farm

Catton, Hexham, Northumberland, NE47 9LP

youngsRPS 

**Struthers Farm
Catton
Hexham
Northumberland
NE47 9LP**

Guide Prices:

Whole: £975,000

Lot 1: £775,000

Lot 2: £200,000

A well-equipped Grade 4 grassland farm within rural Northumberland.

- Detached four bedroom farmhouse
- Range of modern/traditional buildings
- Mains/Spring water to all parcels
- Development Potential
- Extending in all to around 26.63 hectares (65.84 acres)

**For sale by private treaty
Available as a whole or in two lots**

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Hexham 01434 609000



DESCRIPTION

Struthers Farm is a noted property within the East Allen Valley, famed for its south facing aspect and prominent position within the valley; the property sits in an elevated yet sheltered position and enjoys breath-taking views over the surrounding area and beyond.

As a whole the Struthers is a well-maintained grassland farm of approximately 65.84 acres and includes a four-bedroom farmhouse and a range of traditional and modern buildings. The farm has been historically well managed by the current vendors, who ran the property as a standalone commercial enterprise in conjunction with a successful bed and breakfast business. Currently the land is on seasonal grass lets (which will terminate prior to completion) whilst the bed and breakfast business has ceased. There remains a significant amount of untapped potential in terms of diversification and/or extending the already comfortable residential accommodation, whilst the land could be readily taken back in hand to generate an income in a traditional manner if so required or equally the current status quo could remain with income being generated via third party agreements be it with graziers and/or via government schemes and the like.

The Farmhouse is built from traditional Northumbrian stone and under a slate roof and has been well maintained. The house is full of character and charm, traditional features such as exposed beams and open fires remain, and it is not surprising that a successful Bed and Breakfast was run from the property.

Internally on the ground floor there are two reception rooms both of which benefit from unrivalled views across the valley, in addition there is a fully fitted kitchen with an electric Aga, downstairs WC with shower and back kitchen/utility room.

On the first floor there are four bedrooms three of which are doubles, in addition there are two ensuite bathrooms.

The house is heated via oil central heating which is complemented both by an open fire in the sitting room and the electric Aga, furthermore the property is double glazed throughout.

Attached to the farmhouse there is a range of double storey traditional buildings, which form an attractive L with the farmhouse. Currently the buildings are used for storage however subject to necessary permissions they would readily lend themselves to alternative uses. The potential to create an extension to the existing dwelling and/or a holiday cottage

is evident, and their condition and siting ensures that this would be feasible. Any such development would add greatly to the property and aside from creating additional living space would also provide additional income. The location of the property within an Area of Outstanding Natural Beauty and its proximity to Hadrian's Wall, Kielder, the Lake District, and the Northumberland Coast highlights the obvious potential for tourism.

Aside from the traditional buildings there is a range of more modern buildings which are in the main currently used for storage. Formerly, they were used for the housing of animals and fodder, and they remain suitable to do the same, their nature however suggests that they could readily convert to an alternative use, for example stabling and/or loose boxes. They are located to the rear of the property ensuring a natural divide between the residential and agricultural elements of the property and crucially they do not impinge on the fantastic views.

In terms of the land, the property comprises approximately 64.05 acres (25.92 ha) of agricultural (Grade 4) land of which all is permanent pasture with circa 22.84 acres (9.24 ha) being regularly cut for hay/silage. The land is south facing and therefore benefits from an early growth and additional



sunlight. The land has been well farmed and this evident by its productive nature.

The lands boundaries are stockproof and comprises of post and wire fence, and/or traditional stone walls. The fields in the main benefit from roadside access and where they don't have good internal access. The fields are all watered either by natural sources or off the mains supply.

The nature of the land, it's productive capabilities and its convenient size ensures in conjunction with the house the property lends itself to a variety of purchasers be they lifestyle buyers seeking to capitalise on the environmental, wellbeing and income benefits associated with land ownership, small holders who seek the opportunity of living the rural idyll and/or farmers whom maybe seeking to expand their existing business. The opportunity to acquire a compact, diverse, and accessible rural property are infrequent.

LOCATION

Struthers Farm is located approximately 1.6 miles to the west of Catton with the village of Allendale being Approximately 3.2 miles to the southeast. The major town of Hexham lies approximately 9.4 miles to the northeast.

Catton is a small village surrounded by unspoilt countryside within the Allendale parish in south Northumberland. It is rural but highly accessible with an excellent local community.

Catton benefits from a village pub which serves excellent homemade food whilst in Allendale there are several public houses, primary school which is graded 'Good' by Ofsted, a first school, a golf course, football club, cricket club, bowling club, tennis courts, a badminton club as well as many other clubs and societies it also has a supermarket, butchers, craft shops and tea rooms. For the commuter the A69, A1, A1(M) and M6 provide links with the major commercial centres of the North. East and West Coast railway services run from



Total area approx. 663.0 sq. metres (7136.5 sq. feet)

Hexham and Haydon Bridge (6.8 miles to north of the property). Newcastle upon Tyne (with International Airport) can be reached within 40 minutes.

DIRECTIONS

From Hexham and heading south, turn right after the Crown Inn in Catton, drive up the hill for about 1 mile and take the first left signposted "Oldtown", after approximately ¼ of mile take the left hand turn (as the road bends to the right) and follow this road until you reach Struthers Farm, the tarmac drive of which is a right hand turn.

LOTING

Lot 1

Lot 1 comprises an area of approximately 22.95 acres (9.28 ha) of which 21.16 acres is grassland with the remainder being the house, the steading and a small parcel of woodland which provides ideal shelter to the dwelling. Lot 1 provides a purchase with the potential to acquire an ideal small holding and/or equestrian property with the additional benefits of the diversification opportunities presented by the traditional buildings. Such properties, with all the desired component parts are scarce and more so in accessible and yet attractive locations.



Lot 2

Lot 2 comprises an area of 42.89 (17.35 ha) of agricultural land. The land is permanent pasture and comprises of three well sized fields. One of which is a highly productive meadow, the other being an ideal grazing field with the third being a large (20.86 ac) grazing field but with high amenity value for example there are large individual Oak trees within which give the land a parkland feel, whilst a stream meanders gently through the land and creating a sense of calm and tranquillity. Aside from the agricultural, tax and commercial benefits of owning land such as that within Lot 2, there are also environmental benefits and consequent income streams to be generated.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded. Please direct expressions of interest to Harry Morshead MRICS.

Services

The farmhouse and steading are supplied via mains electric and mains water. The farmhouse benefits from private drainage.



The land is served by mains water where available and where not by natural supplies.

Basic Payment Scheme

The land is eligible to receive the basic payment. The claim for the current scheme year has been made and the monies received will be retained in full by the vendor.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur

Environmental Scheme

There are currently no Countryside Stewardship agreements in place on the land or indeed any other subsidy schemes. The nature of the land does suggest that any such schemes would be possible, subject to meeting the associated requirements.

The nature of the farm with its potential in so far as Natural Capital and Biodiversity suggests that schemes be they with Natural England or a third party, could be attractive and depending on preference may provide an income stream worth exploring.



Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

LOT	FIELD REF	DESCRIPTION	HA	ACRES
LOT 1	6286	PASTURE	1.38	3.42
	7191	PASTURE	2.25	5.55
	7363	PASTURE	1.71	4.24
	7579	PASTURE	1.62	4.01
	8262	PASTURE	0.54	1.32
	7104	PASTURE	1.06	2.62
	-	STEADING	0.72	1.79
		SUB TOTAL	9.28	22.95
LOT 2	9772	PASTURE	2.93	7.24
	0244	PASTURE	2.21	5.46
	0454	PASTURE	3.77	9.33
	4132	PASTURE	8.44	20.86
		SUB TOTAL	17.35	42.89
		TOTAL	26.63	65.84

Mineral and Sporting Rights

The Sporting and Mineral rights are included in the sale in so far as they are owned.



Easements, Wayleaves and Third Party Rights

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

There are public footpaths which cross the property as detailed on the sale plan.

Anti Money Laundering Regulations

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence

Council Tax Band

Struthers Farmhouse is assessed Band E.

EPC Rating

Struthers Farmhouse has an EPC rating of E.

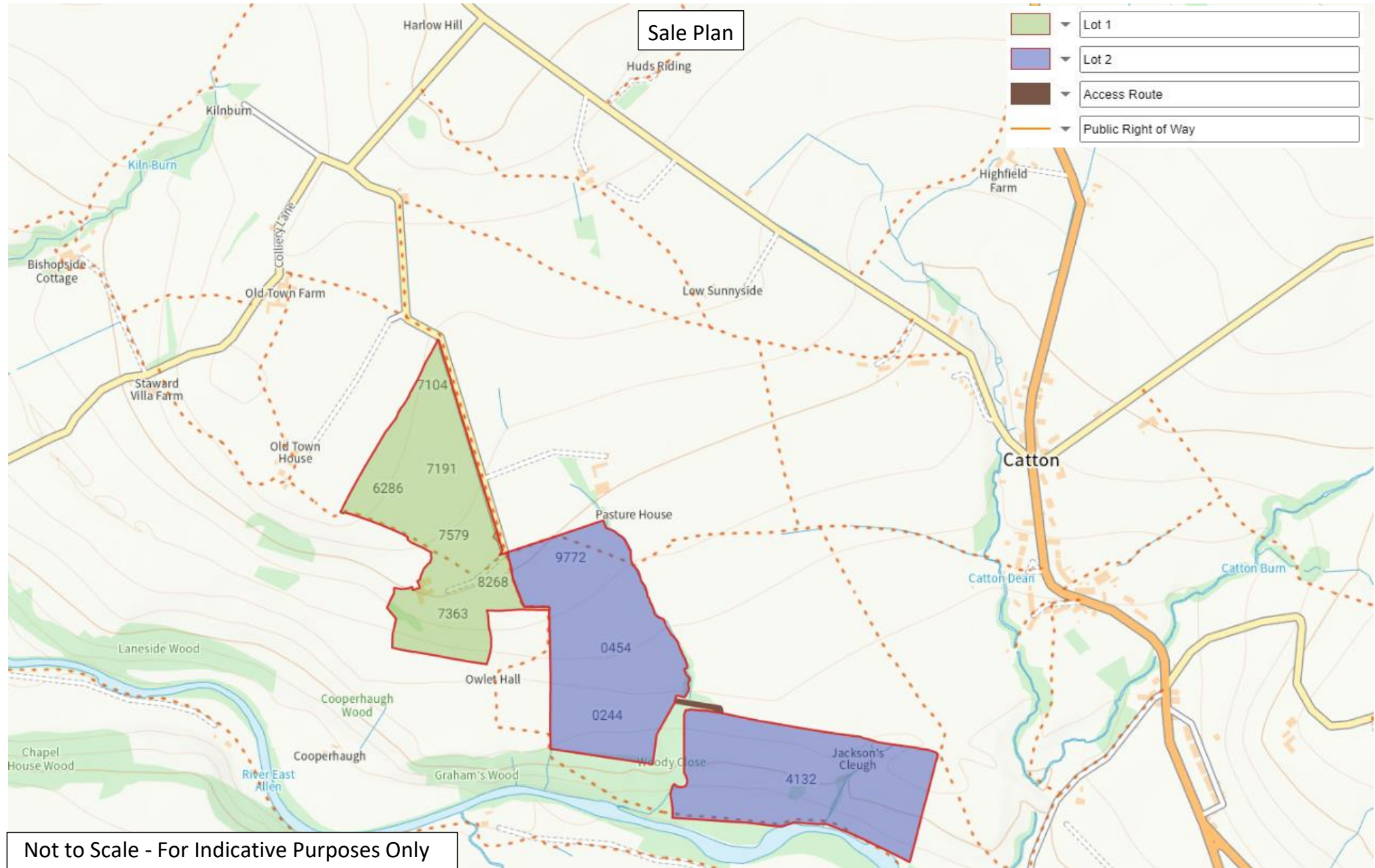
Local Authority

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or harry.morshead@youngsrps.com
Particulars Prepared: May 2023





Not to Scale - For Indicative Purposes Only



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment 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. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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