



## Seldom Seen

Haydon Bridge, Hexham, NE47 6NH

youngsRPS 

# Seldom Seen, Haydon Bridge, Hexham, NE47 6NH

**Guide Price: £450,000**

Seldom Seen provides an excellent opportunity to acquire a traditional three-bedroom Northumbrian farmhouse and land within the heart of the Tyne Valley. The land extends to circa 4.19 hectares (10.34 acres) of good quality grazing land.

- Detached three bedroom farmhouse
- Picturesque views over the Tyne Valley
- Extending in all to approximately 4.19 hectares (10.34 acres)
- Grazing land
- Equestrian potential
- Ideal small holding

**For sale by private treaty**

**youngsRPS** 

Hexham 01434 609000



## DESCRIPTION

Seldom Seen is an ideal opportunity to acquire a property within the Tyne Valley which has the potential to be an idyllic small holding.

The farmhouse is built from traditional Northumbrian Stone under a slate roof. The west elevation features a concrete render, whilst the north elevation features partial concrete rendering and partial timber cladding.

Internally, the farmhouse benefits from a kitchen, living room, bathroom and three well apportioned bedrooms. The property does require renovation and modernisation throughout. Subject to the relevant planning policies and obtaining the relevant permission there may be opportunities to reconfigure or extend the property to provide further living accommodation.

Externally, the property benefits from a traditional stone built store adjoining the farmhouse and a timber built garage providing additional outdoor storage. The farmhouse benefits from a well maintained lawned garden with bedding plants and shrubs as well as hard standing area providing parking for multiple vehicles.

The land extends to approximately 4.19 hectares (10.34 acres) of permanent grassland, which is currently split into three separate field enclosures which is ideal for the of both

the grazing of horses and livestock. Each field enclosure all bounded by dry stone walls which are in good order. The land benefits from excellent roadside access, water via a natural supply and trough supply from a borehole.

Likewise, the siting of the land, within the Hadrian's Wall World Heritage Site Buffer Zone (approximately 1.36 miles south of Hadrian's Wall), a well-travelled tourist route, suggests that diversification into the sphere of Tourism and Leisure could be a possibility, again such a change of use (on a permanent basis) would require planning permission and separate advice should be taken.

Any potential purchases must be aware that traditional and modern agricultural building (hatched black) located within the steading are not included within the sale of the property and are owned by a third party.

## SERVICES

The property is serviced by mains electric, private water via a borehole located within the farmyard, and private drainage. Heating is provided by electric storage heaters.

The borehole also serves third party land and buildings, with the cost of doing so and the relevant repairs etc. all shared on an apportioned basis.

## LOCATION

Despite being situated in such a rural area the property is still accessible with the village of Haydon Bridge being located approximately 2.7 miles the north west and the popular market town of Hexham lies approximately 10 miles to the south east, both of which provide numerous additional services, schools, shops and a range of local amenities. The property is directly accessed from the 'Stanegate' road via a hardcore track.

## ENVIRONMENTAL SCHEMES

The land is not subject to any Environmental Land Management/Countryside Stewardship, or similar schemes.

## 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 Katie Proctor MRICS FAAV.

### EASEMENTS, WAYLEAVES AND THRID PARTY RIGHTS

The property is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light, and other easements, quasi or reputed easements and other rights of



adjoining owners (if any) affecting the same and all matters registrable by any competent authority subject to statute.

Potential purchasers must be aware that the agricultural buildings located within the steading (hatched black) are owned by a third party and any current or future owners/occupiers of the buildings reserve the right to access their property at anytime and also retain a right of access across the existing hardcore track.

### AREAS

The areas have been assessed in accordance with Ordnance Survey data, with the areas detailed been that as evidenced by the Rural Payments Agency. Note, however, that interested parties should satisfy themselves in this regard as appropriate.

### MINERAL AND SPORTING RIGHTS

Excluded from the sale in so far as we are aware.

### COSTS

Each party to bear their own costs.

### 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

Seldom Seen is assessed as Band B.

**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.

### LOCAL AUTHORITY

Northumberland County Council.

### EPC Rating

The current energy efficient rating is G.

### VIEWINGS

Strictly by Appointment with the Agents - Tel: 01434 609000. Contact the Hexham Mart Office – Katie Proctor, [katie.proctor@youngsrps.com](mailto:katie.proctor@youngsrps.com)

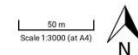


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