

BRECKON HILL FARM

HEXHAM, NORTHUMBERLAND





BRECKON HILL FARM

LOWGATE, HEXHAM, NE46 2NL

BEAUTIFULLY SITUATED SMALL FARM

- Four bedroom modern farmhouse
- Excellent buildings for livestock, equestrian or storage purposes
- Productive grassland and meadow
- Amenity woodland
- Two bedroom let cottage

In all about 66.35 acres (26.85 hectares)

For sale by Private Treaty as a whole or in 2 Lots

Hexham centre 2.5 miles – Newcastle upon Tyne 25 miles – Carlisle 36 miles
(All distances are approximate)

youngsrps 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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Introduction

The sale of Breckon Hill Farm represents an extremely rare opportunity to purchase a beautifully situated compact residential farm in an unspoilt yet accessible location. For buyers seeking a "lifestyle property" Breckon Hill offers enormous potential due to the mix of productive farmland and a delightful, private wooded valley through which the Cockshaw Burn flows. For buyers with livestock or equestrian interests there is an excellent range of modern farm buildings which services the land.

The attractive, modern four bedroom farmhouse designed with split level accommodation takes full advantage of this wonderful setting providing a flexible layout designed to incorporate energy saving features.

Purchasers seeking diversified income or additional accommodation will be interested in Lot 2 which is a traditional, two bedroom stone cottage subject to a lifetime tenancy. The cottage is offered with the benefit of a three acre paddock which, so close to town, offers a rare investment opportunity.

The land is divided into good sized fields for modern farming and at the western end adjoins the former farm steading now developed into a number of houses which for purchasers not requiring the full acreage may provide opportunities to sell land at premium prices.

Small farms with modern houses and buildings so close to the services available in a market town are extremely few and far between.

Location and Situation

The farm lies in open countryside approximately 2.5 miles west of the centre of Hexham which is an attractive and historic market town benefitting from a full range of services as well as access to the A69 trunk road and the east west railway line. The A69 provides good access east to Newcastle upon Tyne which lies 25 miles away and the A1, Carlisle lies 36 miles to the west providing access to the M6. Newcastle International Airport is only 22 miles away. The farm is accessible to the Northumberland National Park, Hexham Racecourse and a number of golf courses.

Description

The farmhouse which appears to be a bungalow from the front is actually a deceptively spacious, four bedroom family house with accommodation on three floors extending in total to approximately 2,208 square feet (205 square metres) plus a large raised veranda to the north. The house which is mainly stone faced under a slate roof has been designed to provide contemporary modern accommodation whilst maximising the eco credentials and minimise running costs.





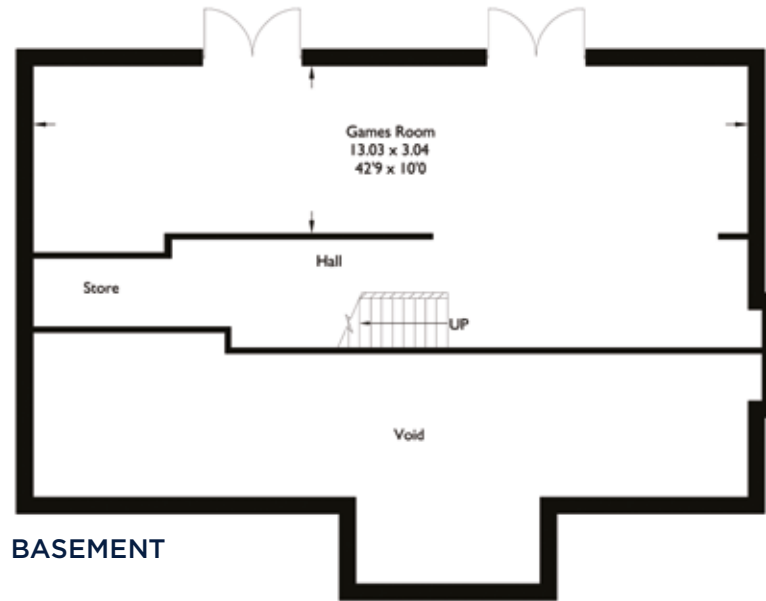
The accommodation is shown on the floorplan and briefly includes:

Ground Floor - large open plan lounge with kitchen and dining area from which there is access onto the large veranda to the rear. There is a separate utility room and passage off which lies the master double bedroom with ensuite shower room, double bedroom 2, single bedroom 3 and the house bathroom. Stairs lead to a first floor double bedroom with ensuite shower room. The basement level is a great asset to the property currently providing one large games room which could be subdivided. There is direct access to the rear garden.

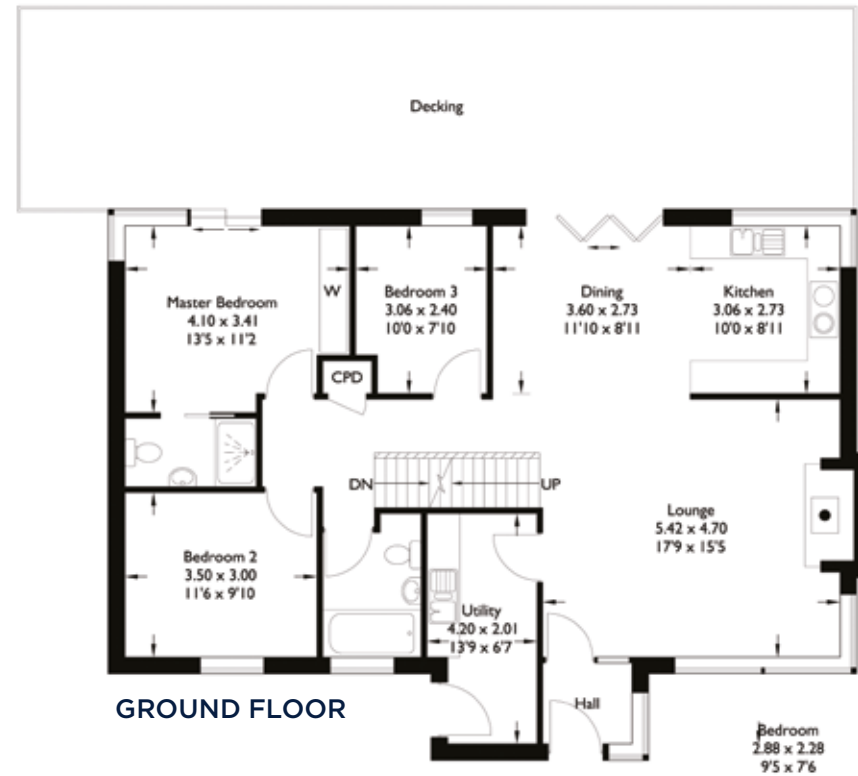


BRECKON HILL FARMHOUSE

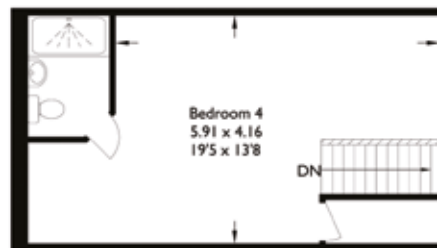
Approximate Gross Internal Area: 205.16 sq m / 208.32 sq ft
For illustrative purposes only. Not to scale.



BASEMENT



GROUND FLOOR



FIRST FLOOR

Bedroom
2.88 x 2.28
9'5" x 7'6"

The Cottage

The Cottage is a single storey, traditional stone built detached property under a slate roof with part rendered walls and gardens to the front and rear. The accommodation includes two bedrooms, a bathroom, dining room, living room and kitchen. The property is occupied under a lifetime tenancy by a retired gentleman and offers enormous potential in the medium term whilst generating income in the short term. A three acre paddock to the north of the cottage is included in Lot 2 and which has the benefit of vacant possession.



Farmhouse Basement



Farmhouse First Floor





Farm buildings

The farm buildings lie to the east of the house and provide excellent livestock housing and storage with a two bay Workshop/Machinery Store and a large hard standing area. The two main buildings are of steel portal frame construction with partial concrete panel retaining walls, steel cladding panels and fibre cement roof.

One building is 120 ft x 50 ft and the second 100 ft x 50 ft and both would provide versatile accommodation for a variety of cattle, sheep, equestrian or storage purposes. In addition there is a large polytunnel approximately 135 ft x 33 ft, ideal again for sheep or other small livestock.

The Land

The land which lies within a ring fence in total extends to 66.35 acres of which 63.14 acres lies within Lot 1. This land mainly comprises well farmed productive, permanent grassland in good heart the majority of which can be mown. The grass totals 55.6 acres. Well established mature woodland with high amenity and wildlife value extends to a further 6.43 acres. The land which benefits from a Spring water supply to the majority gently slopes and lies between 170 and 200 metres above sea level and is not currently within any stewardship schemes leaving the purchaser with opportunities to manage the land in accordance with their own wishes.





General Information

Nearest Postcode

NE46 2NL

What3words

///divide.crazy.somewhere

Directions

The farm lies approximately 2.5 miles east of the centre of Hexham. If approaching from the town take the B6305 Allendale Road at the traffic lights opposite The Fox pub and proceed for approximately 1.5 miles. The entrance drive to the property is on the left hand side and marked Breckon Hill Farm immediately before the parking layby and before you reach Lowgate. A very attractive approach along a private driveway leads to Breckon Hill farm and neighbouring properties. Keep bearing left until you reach the farmhouse.

Viewing

Strictly by appointment through the joint selling agents Savills 01904 617800 and Youngs RPS 01434 609000. Given the potential hazards on the farm we request that you take care when viewing the property especially around the farmyard and livestock.

Tenure

The property is offered for sale freehold with vacant possession upon completion of Lot 1. Lot 2, the Cottage, which is let for the lifetime of the current tenant.

The driveway from the council highway is in separate ownership maintained by a management company to which all users contribute towards the upkeep.

Planning

Planning permission was granted for the farmhouse on 18th November 2022, application number 21/03799/FUL a copy of which is available from the Northumberland County Council planning website or from the selling agents. It should be noted that occupation of the dwelling is limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him or her, or a widow or widower of such a person. A planning condition states that all management proposals within a Woodland Management Plan will be carried out over a relatively small area of woodland to the north of the house. A report dated 9th August 2022 concludes that the recommendations have been substantially met but prospective purchasers must make themselves aware of their obligations which include eradication of some Himalayan Balsam.



Services

Mains water and electricity supply the house and cottage together with separate private drainage systems. The house benefits from an air source heat pump with wood pellet biomass alternative heat source. There is oil central heating to the cottage.

Council Tax

Farmhouse - Band G.
Cottage - Band C.

Energy Performance Certificate

Farmhouse energy rating B, valid until 20th October 2032.
Cottage energy rating D, valid until 17th April 2024.

Basic Payment Schemes

The land is registered with the Rural Payments Agency. Any payments relating to the 2023 claim year or before will be retained by the vendors. Due to the change of regulations no entitlements will be transferred to the purchaser.

Environmental & Woodland Stewardship Schemes

The farm is not currently entered into any Environmental Scheme.

Sporting & Mineral Rights

Sporting rights are included but the mineral rights are reserved to previous owners.

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Health & Safety

Given the potential hazards we would ask you to be as vigilant as possible when inspecting the property for your own personal safety.

Particulars prepared - August 2023

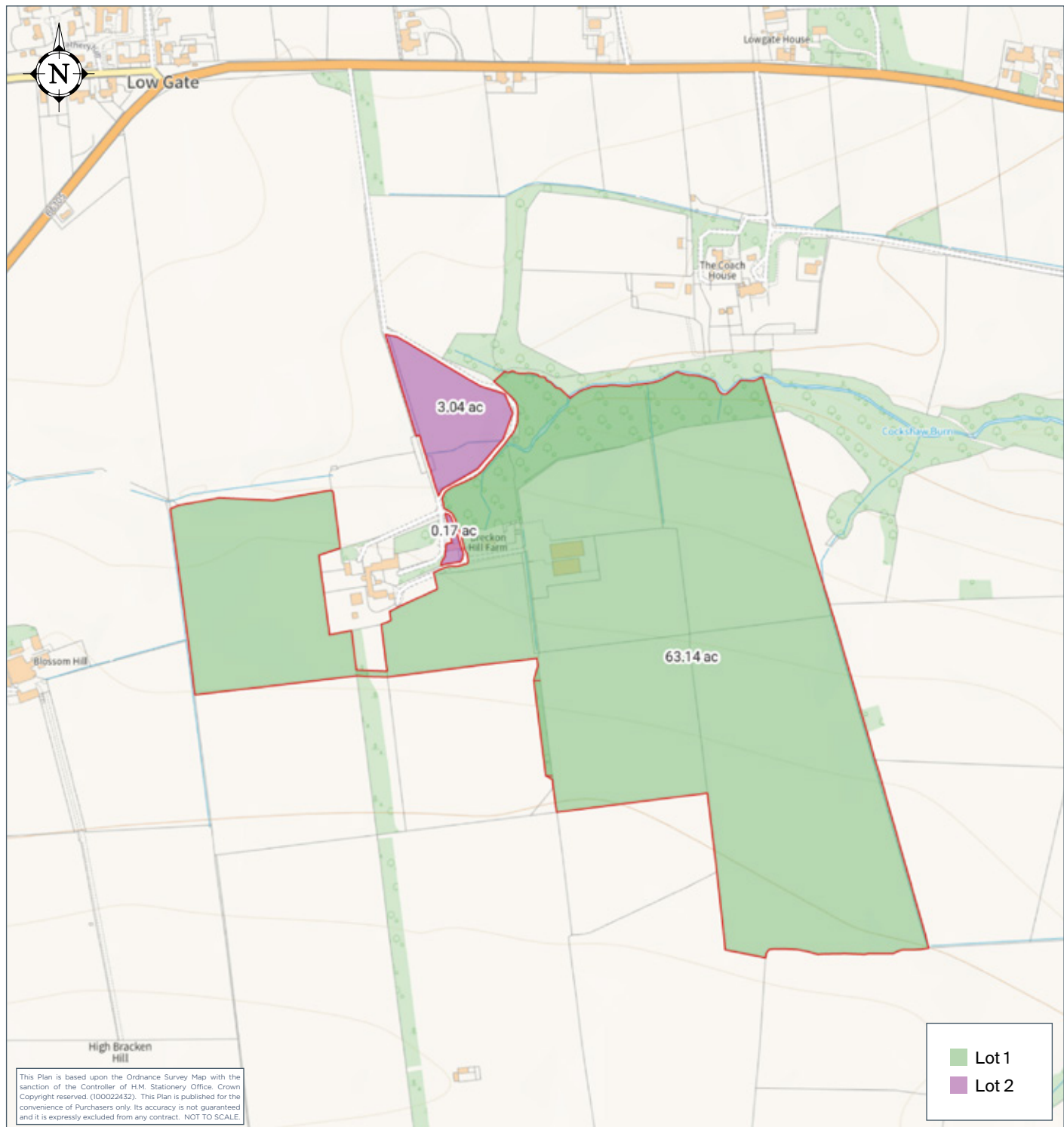
Photographs - August 2023

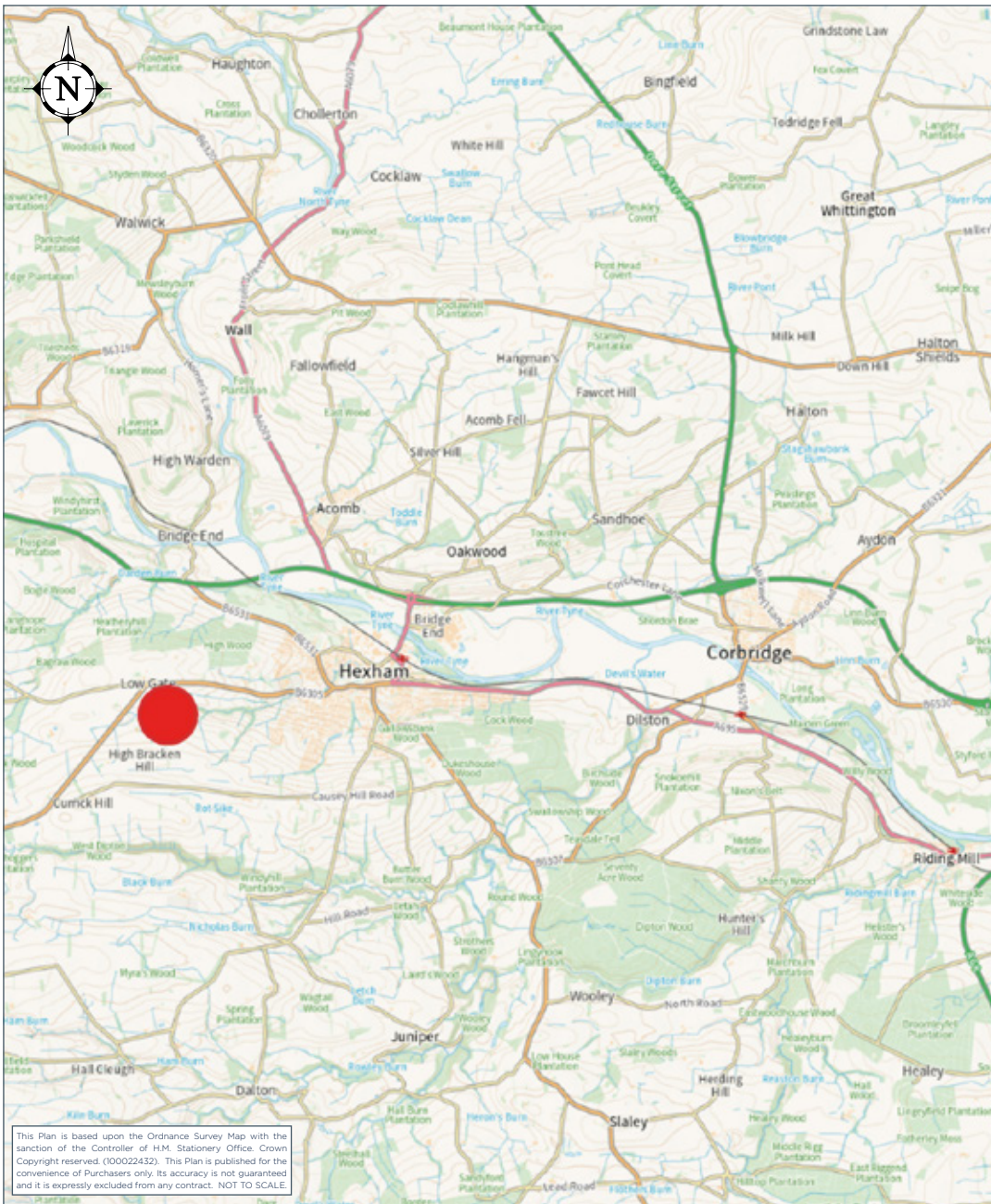
Reference - 23/08/2023AWB

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