



Low Tipalt Farm
Greenhead, Northumberland, CA8 7JB



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A well located, ring-fenced and diverse upland livestock farm, comprising a recently refurbished three-bedroom farmhouse, an annex, a shepherd's hut and a range of modern and traditional buildings, all of which are set within circa 96.20 acres (38.93 ha) of land.

- Three bedroom fully refurbished farmhouse
- Equipped upland farm
- One bedroom annex
- Range of modern and traditional agricultural buildings
- Shepherds hut providing established diversified business
- Existing environmental income, with scope to capitalize further
- Extending in all to circa 96.20 acres (38.93 hectares).
- Breathtaking views

GUIDE PRICE: £1,050,000

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.





DESCRIPTION

Low Tipalt as a whole is comprised of approximately 96.20 acres (38.93 ha) of land, a range of buildings both modern and traditional and a recently refurbished three-bedroom farmhouse. Furthermore and attached to the farmhouse there is a one bedroom annex with further accommodation provided by a fully equipped shepherds hut, namely the Wagtail; both of which offer not only additional residential accommodation but also an established diversified income.

Low Tipalt has all of the component parts of a diverse and as a consequence, productive upland farm. The farmhouse and annex are brimming with character and have been tastefully refurbished.

The agricultural buildings are in the main in excellent condition and ideally suited to serve the holding as it stands, with ample modern housing and handling facilities for livestock, with the traditional buildings also offering scope for conversions.

The land is ring fenced and benefits from good roadside access, in addition to being accessible from the steading. It is typical in its upland nature and offers productive meadow land, as well as useful grazing land.

The Wagtail shepherds hut has been exquisitely finished and is a hugely popular destination for tourists, consequently the farm benefits from an excellent source of diversified income, which with the addition of the annex and/or conversions of the traditional buildings could be capitalized upon further.

The property, benefits from breathtaking views with Hadrian's Wall lying approximately 0.5 miles to the south of the property.

FARMHOUSE

The farmhouse at Low Tipalt, is a south facing traditional Northumbrian farmhouse, which benefits from expansive views over the surrounding countryside and Hadrian's Wall. In the main the property has been recently refurbished; consequently, it is well presented and in good order. The works done have added significantly to the property whilst also retaining and enhancing the original features.

On the ground floor there are two large reception rooms, being utilized as a sitting room and a living room. Both rooms have character in abundance, with exposed beams and floors as well as an open fire in the living room, whilst the sitting room has a wood burning stove which sits within a large inglenook fireplace. The kitchen at Low Tipalt stretches across the rear of the property and has an excellent range of cabinets and units, with work surfaces to match, all of which sit on a tiled floor. The kitchen is fully fitted and equipped with an excellent range of appliances. Within the kitchen there is ample space for eating and entertaining, enhanced by easy access to the living room which would also make an excellent dining room if required. The kitchen is modern

and more than adequate for its current uses, however a new one has been purchased and is in storage, the vendors are willing to pass this onto the buyer if required.

From the kitchen there is access to the adjoining annex, albeit the access is currently shut off. Within the annex is a kitchen, a sitting room, a bathroom and a bedroom. It's connectivity to the farmhouse ensures it could easily be reincorporated back into the farmhouse giving additional accommodation and space, whilst its separation and sperate access ensures it could be utilized as an additional dwelling and/or utilized as a holiday Let. Both of which will add additional income and/or a differing dynamic to the property and with its obvious benefits.

On the first floor there are three large bedrooms all of which are doubles and are in excellent condition with character in abundance. In addition, there are two modern bathrooms one of which is ensuite.

The farmhouse has recently had the windows replaced and accordingly they are all sash and double glazed. Further recent additions and benefits include a new oil fired central heating system supported by an immersion and the installation of a borehole, which provides private water to both the house and the outbuildings.

The farmhouse benefits from a lawned garden to the front and south of the property, whilst there is a graveled parking area to the rear which currently provides separate parking and access to the annex. The annex has a charming woodland garden to its west which not only provides shelter but is a haven for bird and wildlife, all of which can be viewed from within the annex.

Both the annex and the farmhouse benefit from mains electric and private drainage both of which are shared.

LAND

The land at Low Tipalt totals approximately 96.20 acres (38.93 ha) which in the main is all permanent pasture with the exception of the steading area, small strips of woodland and a stretch of the Tipalt Burn which meanders gently along the northern boundary of the property.

The majority of the land can be classed as upland grazing, and at present is utilized to support a noted herd of Red Poll cattle and sheep. There is approximately 15.55 acres of meadow land, which is productive and has historically supplied ample forage for the stock that the farm carries.

The land's boundaries are stock proof and have been well maintained and recently improved with grant funding. Further grants have been utilized to provide habitats for wading birds and alike. The nature of the land ensures that it is brimming with fauna and flora and accordingly it generates a useful income via a Higher Tier Countryside Stewardship Agreement.







A real feature of the land is the huge environmental potential it presents as well as what it currently has. The existing HTCS agreement generates circa £27,000 per annum, however there are opportunities to exploit this further. Not least the potential for carbon credits and/or storage. In theory there are significant opportunities for additional income to be generated via this ever-evolving market place and as such the vendors have recently had the land surveyed to ascertain the presence of Peat and it's depth. The details of such survey's will be available on request, with the potential to be used as a tool to generate further income for any buyer.

The land benefits from a private and/or natural water supply to all fields, which are easily accessible either via the main road, or from the steading which is centrally located.

STEADING

The Steading at Low Tipalt is well laid out and comprises of a mixture of both stone buildings and modern. The stone buildings lie in close proximity to the house and at the front of the steading with the modern buildings behind. Consequently, there is a natural separation between what is the residential element of the property and the agricultural, with the stone buildings offering garaging, stabling and dog kennels. However, subject to necessary consents they do offer scope for conversions, whereby an owner could capitalize on both the farms location and the existing diversification business already in place. Hadrian's Wall and the property's central location to a plethora of other noted northern attractions, ensures there is a ready footfall of potential customers.

The modern buildings include an excellent range of steel framed buildings, these are currently used for cattle housing, and they are ideal for this purpose, being overfronted with easily accessible feed passages. Moreover, recently there has been an excellent set of modern cattle handling facilities installed. All of which ensure the steading is well equipped for modern agriculture.

In addition to the cattle buildings there is timber framed pole barn, known as the "lambing shed". Historically this was a sheep shed and could readily be used as such again, however at present it is used as a workshop and for storage.

The lambing shed also houses the infrastructure for the recently installed borehole, albeit within a sperate and secure compartment.

THE WAGTAIL

The Wagtail is a unique and bespoke shepherd's hut, comprising of two connected huts, built with rustic indulgence in mind. The first hut opens to a kitchen, dining table, raised double bed with storage space beneath, the second hut features an incredible

open bathroom which includes a wonderful and large, free standing copper bath. This beautiful, warm space benefits from wonderful upland views and with its location within an area famed for its natural beauty and dark skies, unsurprisingly it is very popular with a turnover in recent years of approximately £20,000 per annum.

LOCATION

Low Tipalt Farm lies in the Northumberland National Park, it is within 0.5 miles of Hadrian's Wall and located in an area famed for its unspoiled beauty and dark skies.

The property is ideally situated to enjoy many attractions and activities as well as the wonderful surrounding countryside of Cumbria and Northumberland. The village of Greenhead is circa 2.7 miles to the south west of the property and offers a primary school, tea room and a hotel.

Haltwhistle (circa 3.3 miles to the south east), is a popular and thriving town and offers an excellent range of amenities with supermarkets, a good selection of shops, primary schooling, professional services and a hospital. The beautiful surrounding area is Hadrian's Wall country and the town itself is believed to be the centre of Great Britain. More comprehensive services including larger supermarkets, schooling, a larger hospital, a further range of shops and eateries are available in nearby Hexham (19.3 miles to the north east).

The property, benefits from excellent transport links to regional centers. The Military Road (B6318) is close by and connects to the A69 at Greenhead. It also provides excellent access to the east of the county. The A69 is also accessible at Haltwhistle and provides good access to Newcastle Airport and City Centre, Carlisle and onward access to the M6 and A1.

Haltwhistle also has a railway station which provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south.

What3Words: ///jazz.thin.polishing

DIRECTIONS

Turn off the B6318 signposted Roman Army Museum and/or Wall Town Crag B6305. Follow this road for approximately 2 miles. The farm is located up a short private drive and is a left turn off the public road.

GENERAL REMARKS & STIPULATIONS

Services

The property benefits from private water, mains electric and oil-fired central heating. Drainage is to a septic tank.





Council Tax

Low Tipalt Farmhouse is Band C, payable to Northumberland County Council.

Energy Performance Certificate

Low Tipalt Farmhouse has a D rating.

Sporting Rights and Mineral Rights

Included in the sale in so far as they are owned.

Tenure

Freehold with Vacant Possession on Completion.

Environmental Schemes

Part of the land is entered into a Higher Tier Countryside Stewardship.

The buyer can take on this scheme if they wish or they can “transfer out” of it and enter and in doing so enter a different agreement and/or scheme. YoungsRPS will handle any transferring of the scheme be it to take it on or to terminate it at a cost of £300 plus VAT payable by the buyer.

The buyer will ensure that no scheme rules are broken from the date of completion to the date of any transfers of the scheme and will indemnify the sellers if this is the case.

The nature of the land at Low Tipalt and the possibilities currently available via government and/or third party funding suggests that further revenue can be generated from the land.

Method of Sale

The property is to be offered for sale as a whole by Private Treaty.

The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Lotting/ Additional Land

The property is offered for sale as whole, however individual and/or separate lotting would be considered. Any enquirers in this regard are encouraged to speak to the selling agent direct and at the earliest opportunity.

Local Authority

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



Designations

The Tipalt Burn is a Site of Special Scientific Interest (SSSI).

The property is located within Northumberland National Park.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

Anti Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving license or passport and the other being a utility bill showing their address.

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: November 2024





www.youngsrps.com
Hexham Mart 01434 609000

