



BLACK CLEUGH FARM, CARRSHIELD
HEXHAM, NORTHUMBERLAND, NE47 8AE



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Black Cleugh Farm sits in a stunning location, within the West Allen Valley and presents an opportunity to acquire a ring-fenced upland farm with huge potential. Offering lifestyle, amenity and commercial opportunities the property includes a five-bedroom farmhouse, a range of traditional buildings, and approximately 108.29 acres (43.82 hectares) of land.

- Traditional five-bedroom Farmhouse
- Ring fenced upland farm
- Range of traditional buildings
- Approximately 108 acres (43.70 ha) of grassland
- Circa 1080 m (approx. two thirds of a mile) of the river West Allen
- Ideal lifestyle property
- Environmental, amenity and diversification potential

GUIDE PRICE £690,000

GET IN TOUCH

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DESCRIPTION

Black Cleugh Farm is a diverse ring-fenced upland farm, complete with approximately 108 acres of land, a significant stretch of the West Allen a substantial 5 bedroom farmhouse and a traditional steading.

The sale of Black Cleugh Farm offers a unique opportunity in many senses, be them lifestyle, commercial farming, diversification and/or environmental. The property is brimming with untapped potential, which is just waiting to be capitalized upon. However what is unusual is that this potential can be unearthed in the fullness of time, whilst living in a comfortable and recently restored farmhouse.

The farmhouse sits within a prominent position within the West Allen Valley, with a backdrop of heather and moorland complemented by the green pasture land below, the property benefits from unrivalled views across the valley and beyond. As to be expected from such a location, the property is sited in the heart of the North Pennines and within an Area of Outstanding Natural Beauty; an area famed for its beauty and heritage with an abundance of flora and fauna.

The Farmhouse has been restored within the past 10 years by the vendors, with the character only enhanced and the living accommodation significantly improved. Built from traditional Northumbrian stone and under a slate roof, the farmhouse is well proportioned and with five bedrooms and four bathrooms is more than sufficient for comfortable family living.

The property benefits from dual access, with the main “everyday” access via a back door to a well laid out and practical utility/boot room, which is essential for all rural properties, from here there is access to the kitchen.

The kitchen is equally well laid out and is complete with an electric range, a large Belfast sink and with fitted wooden wall and floor units which sit on a tiled floor. Aside from the kitchen there are three downstairs receptions rooms all of which are well proportioned, light and have tremendous views across the valley. Currently used as a dining room, a sitting room and a living room, they have character in abundance with wood burning stoves sited within inglenook fireplaces, with one having a flagstone floor.

On the second floor there are three double bedrooms, two of which are ensuite and a family bathroom. In addition, there is an office which is ideal for homeworking supported by a “superfast” broadband connection.

On the second floor, and within a recent loft conversion, there are two further bedrooms and a bathroom.

The services to the house have sustainability at their heart. Central heating is provided by a wood chip pellet boiler. The water is supplied via a private supply and complemented by a UV filtration system. There is a private drainage to a septic tank, which has recently been assessed and complies with the General Binding Rules. Electricity is supplied via the mains, however there are solar panels which supply the grid with a feed in tariff received in return.

The property has relatively recently had new windows, which are double glazed. Externally there is a lawned garden area and ample parking, as well as a range of traditional buildings.

The buildings are traditional in their nature being stone built, with one double storied building being under a slate roof, the other is a single storey building under a stone slate roof.

The nature of the buildings suggest that they hold significant development potential albeit subject to seeking the necessary consents. Currently they are used for general storage and/or informal animal housing.

There is an outlying stone building, which historically had planning permission to attached it, and in principle such permission could be sought again. It could in theory make a very attractive house and/or holiday Let.

Within the Steading, there is also the footprint of a building that has been removed, with a concrete pad remaining; suggesting that a replacement could readily be erected subject to seeking any required consents.

The land, of which there is approximately 108 acres, is primarily upland grazing. Historically 30 acres were cut for hay and in principle could be done so again. The land offers a range opportunities for any buyer depending on their want. In terms of environmental and amenity benefits, the land has all of this and more. Its nature and location in the Allen Valleys, ensures that there is an abundance of flora and fauna present and anyone with rewilding and/or environmental objectives will be captivated by the land as it is. However, for those with a perhaps a more traditional and/or commercial farming mindset will be attracted to the land, by its obvious potential. Primarily its ring-fenced nature and its location in a renowned and productive upland farming area suggests that with a degree of management the farm could soon return to its productive best. It is more than capable of carrying a significant of livestock and indeed would benefit from doing so.

The river West Allen runs along the eastern boundary of the property and is a significant draw. The course of the river is stunning as it meanders down the valley. It offers huge amenity and lifestyle benefits; having a significant stretch of river running







through a property is unique and accordingly is highly desirable. The vendors have enjoyed the benefits of the river from wild swimming to summer BBQ's and camping. The peace and tranquility afforded by such a natural and yet private feature is almost impossible to replicate.

The land is not entered into any environmental scheme. Depending on the wish of the purchaser and the design of any new schemes, a blank canvas is therefore provided with a buyer able to shape and design their agreement where appropriate.

The nature of the land and its obvious environmental value, suggests that any future schemes be them government or third party funded would be welcomed and as such an additional income could be generated.

LOCATION

Black Cleugh Farm is located in the county of Northumberland. Situated within an Area of Outstanding Natural Beauty, the property lies approximately 1.4 miles North of the village of Carrshield.

Allendale Town is approximately 7 miles to the North with the town of Alston being 9 miles to the West. The major town of Hexham is 18 miles to the North East.

Allendale and Alston are both busy and bustling rural market towns with an array of local shops and supermarkets. Both towns have numerous pubs, hotels and tea rooms. They, like the property, sit in the heart of North Pennines and are popular destinations for day trippers and residents.

Other facilities available include schooling and healthcare. Both towns have primary and secondary schools with Alston and nearby Haydon Bridge (13 miles) having high schools. In terms of healthcare, Allendale and Alston both have doctors' surgeries, whilst there is a cottage hospital in Alston. Both towns have veterinary surgeries.

Further afield Hexham offers a wide variety of local shops, as well as national supermarkets, excellent schooling and a range of professional and leisure services. There is a railway station at Hexham and also nearby Haydon Bridge.

What3Words: ///community.able.factored

ACCESS

Access to the property is via unmade farm road which adjoins the public highway.

DESIGNATIONS

The property is within the North Pennines Area of Outstanding Natural Beauty.





Part of the land falls within the Allendale Moors Site of Special Scientific Interest (SSSI).

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

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

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.

LOTING

The property is offered for sale as a whole.

SPORTING RIGHTS AND MINERAL RIGHTS

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

TENURE

Freehold with Vacant Possession on Completion.

SERVICES

The property benefits from a private water supply and mains electric. Central heating is provided by a biomass (wood chip pellet) boiler.

RATES AND ENERGY PERFORMANCE CERTIFICATE (EPC)

The farmhouse is banded as D Council Tax purposes.

The farmhouse has an EPC rating of E.

WAYLEAVES/EASEMENTS

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.

There is a public footpath which crosses the property.

ENVIRONMENTAL SCHEMES

The land is currently not subject to any Sustainable Farming Incentive (SFI) agreements or environmental agreements.

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

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





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