



THE PARK FARM, ALLENDALE
HEXHAM, NORTHUMBERLAND, NE47 9AP



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An opportunity to acquire an accessible and ring-fenced upland farm. The property includes a 4-bed farmhouse, a useful range of both traditional and modern agricultural buildings and approximately 96.85 acres (39.19 ha) of land.

The Park Farm has significant potential in terms of its current use as an upland livestock farm, with its productive valley bottom grazing/meadow land and equipped steading but also offers scope for diversification/development, whilst its proximity to Allendale ensures that it holds noteworthy appeal to any lifestyle and/or residential buyer.

- Traditional four-bedroom Farmhouse
- Ring fenced upland farm
- Range of agricultural buildings
- Approximately 96.85 acres (39.19 ha) of grassland
- A stretch of the river East Allen
- Potential of additional land by separate negotiation
- Environmental, amenity and diversification potential

GUIDE PRICE £850,000

GET IN TOUCH

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DESCRIPTION

The Park Farm is a compact and productive upland livestock farm. Located in the heart of the East Allen Valley and in an Area of Outstanding Natural Beauty. The property is within 2.7 miles from Allendale. Benefiting from a private and secluded position in the valley bottom, and well sheltered as a result, the property includes a Grade II listed farmhouse and a range of farm buildings all of which are within a ring fence of approximately 96.85 acres of land; it includes everything that is highly sought after in a rural property, with character - commercial opportunities, diversification and development potential all in abundance.

In addition the property, despite benefitting from splendid isolation, breathtaking views and complete tranquility, is readily accessible being approximately 2.7 miles from Allendale and 12 miles from Hexham.

FARMHOUSE

Park farmhouse is a Grade 2 traditionally built Northumbrian stone farmhouse under a slate roof. The property exudes character; it is currently occupied and consequently more than habitable. The property may benefit from modernizing however with large rooms with high ceilings and abundance of light, prerequisites for ideal family living are already present.

On the ground floor the property comprises of a large kitchen and typical of any farmhouse this is the hub of the property, with exposed beams and an inglenook present, the kitchen is full of character. There are fitted wall and floor units, a cooker, sink and plumbing for a washing machine all in situ all of which sit on a tiled floor. Adjacent to the kitchen is a pantry, currently used for general storage it holds significant potential to be revitalized into a comfortable living space, it is also directly adjacent to a two storied traditional building which, subject to the necessary consents, could be incorporated into accommodation. Further rooms on the ground floor include two large reception rooms which, typical of the farmhouse, are large and open and full of character.

The first floor consists of three large double bedrooms and one single bedroom. The family bathroom is large and includes a shower, WC and sink. It is of such a size that it would readily split to create an ensuite if required or allow a fourth double to bedroom to be created.

The property consists of second floor, which is directly accessible via a wooden stairwell. Currently used for storage, it is evident that this space could be readily utilized to create additional living accommodation, be it additional bedrooms, a playroom or an office.

Adjacent to the pantry is a two storied adjoining barn which (subject to the necessary consents being sought) offers significant scope for development, be it incorporating into the main dwelling or providing standalone accommodation in the form of a holiday let and/or annex.

The property is served by mains water supply and mains electric. Heating is via an oil-fired central heating system. Private drainage is via a septic tank.

There is superfast broadband to the property with multiple connection points available.

THE STEADING

The steading at The Park Farm consists of a useful range of agricultural buildings. The buildings consist of a mix of both traditional buildings and more modern ones. The traditional buildings are stone built and primarily under slate roofs. For the most part they are in good condition and are used for storage and/or informal animal housing. They could make excellent stabling, subject to a degree of improvements, whilst they also have obvious potential for development into additional dwellings and/or holiday Lets, subject to the necessary consents being sought.

The “modern” buildings make a useful farmstead, for a farm of this nature. They are primarily used for livestock handling albeit in the past have housed both cattle and sheep, with gates and feed barriers all assisting with such housing. They form a collective range of interlinking buildings central to which is a prominent Dutch barn. The buildings are constructed of both steel and wooden frames capped with tin sheet roofs, with both block and tin sheet sides. They do also in part benefit from concrete floors.

The steading area as whole is large and flat, and as such would readily lend itself to the siting of additional buildings if required, subject to consents being sought.

A derelict cottage also sits on the steading, offering a unique renovation opportunity to create a charming residence or guest accommodation.

THE LAND

The land at The Park Farm sits in a ring-fenced area of approximately 96.85 acres, which excludes the farmhouse and the steading. In terms of agricultural land, it is classified as being part Grade 4 / 5 and its productive in its nature, with most of the land on offer being pasture and grazing land, which is approximately broken down as follows.

- 32 acres of productive meadowland, well suited to grazing or mowing.
- 65 acres of permanent pasture, featuring gently rolling terrain well-suited for livestock grazing or rotational use.







The property benefits from direct access to the main road, with a farm track leading to the farmhouse and steading which dissects most of the land and in turn ensures ease of management. The land benefits from natural water sources including the River East Allen and Park Burn, both of which run through the property adding significantly to the property's amenity appeal and charm.

Further natural benefits and amenity appeal are provided via a woodland ghyll which flanks Park Burn, runs through the center of the property and provides excellent shelter for any grazing livestock. The steading and dwelling lie in the valley bottom and therefore are also well sheltered.

The property rises from a low of 250 m above sea level to a high of 320 m and is defined by well-established field boundaries with many recently improved under a Countryside Stewardship Capital Grant Scheme, offering both functionality and character.

The holding boasts strong agricultural appeal evidenced by the productive meadow land and the thrifty Swaledale sheep that currently graze the land. It has been well managed for number of years, originally in hand and lately by the current grazier. The land is arranged in a coherent, ring-fenced block with strategic internal divisions, all of which have good access, allowing for efficient paddock or field by field management and consequently it is well suited to agricultural use be it traditional or potentially regenerative.

The Park Farm also presents an attractive opportunity for those seeking a long-term investment in land.

POTENTIAL LETTING

The area hatched in blue on the sale plan is being retained by the vendor. However, if a potential purchaser is interested, it may be available to rent/graze, subject to agreeing terms, with any payment/rent determined by market value. The idea being to assist any purchaser with the viability of the holding.

LOCATION

The Park Farm is located 2.7 miles to the south west of Allendale and is directly accessible via an unmade road. The major town of Hexham lies approximately 12 miles to the southwest.

The property is ideally located within the heart of Allen Valley and in an area of Outstanding Natural Beauty. As is typical of properties in this unspoilt area, the property benefits from spectacular views both up and across the valley and to the moors and North Pennines beyond.





Allendale benefits from a wide range of amenities including a well-stocked and independent Co-op, a butchers, a doctors surgery and a pharmacy. Moreover, there are several public houses and tea rooms and a primary school which is graded 'good' by Ofsted.

Hexham is the major market town of the area and boasts a plethora of shops both national and local and includes numerous supermarkets. Hexham benefits from an outstanding high school and in addition has excellent schooling for all ages. Further benefits include a range of professional and leisure facilities and a modern hospital.

For the commuter the A69, A1, A1 (M) and M6 provide links with major commercial centers of the North, with Newcastle and Carlisle lying approximately 34 and 35 miles to the east and west respectively. East and West Coast railway services run from Hexham and Haydon Bridge (7.4 miles to the north of the property).

What3Words: ///loom.balancing.flexed

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, the farmhouse

GENERAL REMARKS AND 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.

Lotting

The property is offered for sale as a whole. Separate Lotting may be considered, any interest in such should be detailed to the selling agent as soon as possible.

Sporting Rights and Mineral Rights

Sporting rights are included in the sale however the Fishing Rights on the river are excluded from the sale being owned by a third party. Mineral Rights are included in the sale in so far as they are owned.

Tenure

The land is currently Let subject to a grazing licence which expires on 13th March 2026. If the sale completes subject to this licence then any licence fee monies already paid will be apportioned to the purchaser from the date of completion to the end day of the licence period.

Services

The property benefits from mains electric and a mains water supply.

Central heating is provided via an oil-fired boiler. Drainage is to a septic tank.

Rates and Energy Performance Certificate (EPC)

The farmhouse is banded as D Council Tax purposes. Its EPC rating is 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 are public footpaths which cross the property.

Environmental Schemes

The land is currently subject to a Higher-Level Stewardship Agreement which provides additional income. The agreement is transferable and/or is terminable. Either action will be done by the selling agents at a cost of £300 plus VAT borne by the purchaser.

The buyer will provide an indemnity not to breach the scheme rules from the period of completion to the end of the scheme year. Any monies due from the date of completion to end of the scheme year will be apportioned between the vendor and purchaser.

Anti Money Laundering Regulations

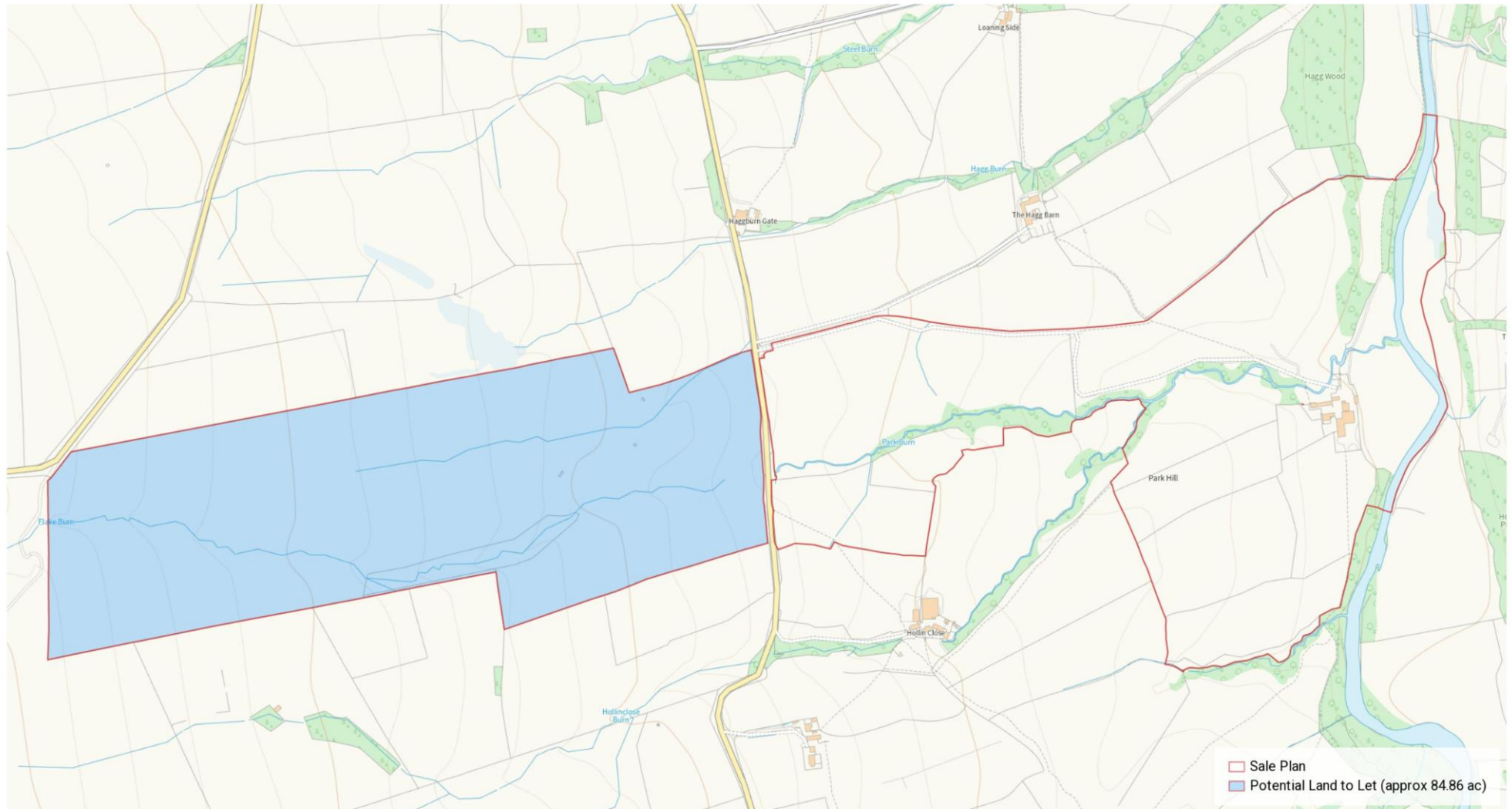
Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving license or passport and the other being a utility

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 katie.proctor@youngsrps.com or harry.morshead@youngsrps.com



www.youngsrps.com
Hexham 01434 608980



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.