



Land at Wooley Burnfoot
Allendale, Hexham, Northumberland, NE47 9NE

Land at Wooley Burnfoot

Allendale, Hexham, Northumberland, NE47 9NE

A unique opportunity to acquire an attractive block of agricultural land, set within a tranquil and peaceful setting that belies its highly accessible and convenient location.

Currently productive grazing land, the property offers huge diversity with environmental, commercial, recreational/amenity and lifestyle opportunities in abundance.

- Roadside access
- Productive grazing/meadow land
- Ring-fenced
- Investment opportunities
- Approximately 550 metres of the East Allen river
- Fixed livestock handling pens
- Extending in all to circa 13.67 ha (33.78 acres)

GUIDE PRICE: £250,000

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

The sale of land at Wooley Burnfoot presents a rare opportunity to acquire an exceptionally attractive diverse and accessible block of bare land set within the picturesque East Allen Valley. The property includes productive agricultural land and a substantial stretch of the East Allen river. Further amenity benefits include the Wooley Burn which meanders its way through the land, flanked by a stunning woodland ghyll which, coupled with the nature of the land, gives the property a wonderful calm parkland feel.

Allendale is an area long associated with traditional upland farming and rural heritage, and the land reflects this. Steeped in history, the land is a quiet testament to generations of working the Northumbrian countryside, its layout and character shaped by years of careful stewardship. With its combination of productive fields, established dry stone wall boundaries and natural water features; the property reflects the enduring value of well managed farmland in one of Northumberland's most scenic and resilient dales.

In total, the land at Wooley Burn Foot extends to approximately 33.78 acres (13.67 hectares) of which around 4.29 acres (1.74 hectares) comprise woodland and/ or riverbank with the remaining 28.55 acres (11.55) hectares consisting of productive grassland, some of which is capable of being mown/cropped. The property includes an excellent set of fixed livestock holdings pens which, coupled with the land's accessibility, make the property ideal for satellite farming from an established unit and/or an ideal basis from where to start farming and/or small holding operations. Subject to the necessary planning consents, the land could also lend itself well to the development of stabling for equestrian use or a small shed or a small steading, all of which are aided by the immediate proximity of Allendale and the excellent access as a result. The locality of Allendale and the settlement also suggests that residential development opportunities maybe present, again subject to necessary consents being sought.

The property is very well fenced, with a combination of traditional stone walls and hedging making stock proof boundaries throughout. The land also benefits from a reliable supply of natural water, with access to water available across all fields. The woodland not only offers amenity and environmental value but also provides excellent natural shelter for livestock.

The land ranges from a low of approximately 222 m above sea level to a high of 240 m. The fields are well- proportioned and flat along the valley bottom and are otherwise gently sloping. Classified as Grade 4 in its entirety, the property represents an ideal opportunity to acquire a diverse, well located and productive block of land.

LOCATION

The land is situated in the heart of the East Allen Valley and lies approximately 0.8 miles from Allendale and 8.9 miles from Hexham. Located in an Area of Outstanding Natural Beauty the land is readily accessible with multiple access points to the public highway.

What3words: ///tenses.sooner.earmarked

GENERAL REMARKS AND STIPULATIONS

Sporting Rights and Mineral Rights

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

Environmental Schemes

The land is currently subject to a Sustainable Farming Incentive agreement which is not transferable. This and/or other schemes would in principle be available for land of this nature.

Tenure

Freehold with Vacant Possession on Completion.

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 a whole however individual, separate lotting and/or additional land 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.

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 licence or passport and the other being a recent 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 or katie.proctor@youngsrps.com

Particulars prepared: August 2025





www.youngsrps.com
Hexham Mart 01434 609000

