



National  
Trust

## To Let

**Redpath, Harwood Forest, Longwiton, Morpeth  
Offers around £200 per calendar month**



Redpath is a late 18<sup>th</sup>/early 19<sup>th</sup> century farmhouse situated in the middle of Harwood Forest. The farm ceased operation in 1970 and has not been permanently occupied since then. The house is an attractive farmhouse in a secluded location but lacks any services and needs significant modernisation.

Redpath is available to let for a period of up to twenty years with immediate effect.

Viewing strictly by appointment through application to Lorraine Bell, National Trust, North East Hub, Holy Jesus Hospital, City Road, Newcastle upon Tyne, NE1 2AS

Tel 0191 2558602

E-mail [lorraine.bell@nationaltrust.org.uk](mailto:lorraine.bell@nationaltrust.org.uk)

[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

[www.nationaltrust.org.uk/rightmove](http://www.nationaltrust.org.uk/rightmove)

President: HRH The Prince of Wales  
Chairman: Simon Jenkins  
Deputy Chairman: Sir Laurie Magnus  
Director-General: Helen Ghosh

Registered office:  
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

## **Outline**

Property comprises: -

Ground Floor – Sitting Room, Dining room, Kitchen, Porch.

First Floor: 3 Bedrooms

Kirk Fenwick is surrounded a large area of rough grass, but beyond that is enclosed by coniferous forestry blocks. Outbuildings exist, although roofs have been removed.

Although very attractive and appearing to be structurally sound, the Property lacks modern heating, electricity, running water and waste water drainage services. There is no bathroom, modern cooking facilities or heating system. An incoming tenant would be invited to agree a scheme of works to carry out early in the term of the lease as a condition of the tenancy agreement.

## **The Location and History**

Little is known of the origins of Redpath, but it was mentioned in J Hodgson's 1827 'History of Northumberland' as a solitary farmhouse, birthplace of clergyman and noted theological author Rev John Clarke.

Redpath is situated approximately 10 miles east of Otterburn, 17 miles west of Morpeth and 27 miles north west of Newcastle City Centre.

## **Directions**

From the centre of Cambo, travel north approximately two miles on the B6342 then turn left signposted Otterburn, Elsdon and Harwood. After half a mile take the right turn signposted Harwood. Follow the road north through the village of Harwood and continue onto the forestry tracks heading north. Approximately a mile north of Harwood, take the first well defined right turn, which includes a small sign to Redpath. Continue heading north east for another  $\frac{3}{4}$  mile; Redpath is on the left side of the track in open country. Drivers are advised to travel cautiously on forestry tracks and give way to forestry traffic.

## **The National Trust**

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers.

This property is part of the Wallington Estate that was originally owned by Sir Charles Philips Trevelyan. It was part of a 999 year lease to the Forestry Commission that began in 1951; the building and grassland was transferred to The National Trust in 2002.

## **The Property**

### Ground Floor

Dining Room 4.3m x 4.7m

A good sized reception room with south facing window and fireplace. A built in cupboard sits to one side of the chimney breast.



Drawing Room 6.0m x 4.7m

A large sitting room with enamel range fire and south facing window. Built in cupboards sit on both sides of the chimney breast.





Kitchen

3.5m x 1.8m

Basic kitchen space with steel sink and small grilled window.



First Floor

Bedroom 1

4.8m x 4.7m

Large bedroom with south facing sash window and fireplace.



Bedroom 2

3.4m x 3.0m

A smaller double bedroom partly over the stairs with south facing sash window. Would possibly suit conversion to a bathroom.



Bedroom 3

4.7m x 4.4m

A large double bedroom with south facing sash window and fireplace. There is a built in cupboard next to the chimney breast.



## EXTERNALLY

Grounds	The remains of basic gardens can be seen, but are heavily overgrown. The exact boundaries of the site are open to discussion.
Outbuildings	There are a number of derelict outbuildings on the east side of the house which have had their roofs removed. Proposals to restore these buildings would be welcomed.
Services	There are no known water, electricity, telephone, gas, waste water or other services currently to the Property. A tenant would need to agree a scheme of works to make the property habitable as a condition of the tenancy.

## **The Tenancy**

Term	The property is available to let unfurnished on an Assured Shorthold Tenancy or a Business Lease, depending upon the proposed use of the property. An initial fixed term of up to twenty years is available.
Rent	The prospective tenants are asked to tender a rent together with improvement costs that they are willing to bare, with offers to be in the region of £2,400 per annum. The rent is to be payable monthly in advance with the first payment being made on the commencement of the tenancy.
Improvements	The tenant and landlord will agree a schedule of improvements to make to the property, which will be carried out by the tenant as a condition of the tenancy agreement. Likely works will include installing a electricity system, heating system (potentially to include a biomass boiler), water supply, bathroom, kitchen and redecorate throughout.
Insurance	The National Trust will be responsible for insuring the building however the National Trust reserves the right to recharge the annual insurance premium to the tenant. The tenant will be responsible for insuring the contents.
Repairs	The tenant will be responsible for undertaking all repairs to the structure of the building, internal and external decoration.
Council Tax	The tenant will be responsible for paying the Council Tax and all other related charges upon the property.
Energy Performance Certificate	An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations
Sub Letting	There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
Deposit	The tenant will not be required to place a deposit with the landlord.

## Viewings and Further Information

**Viewings** Please contact Lorraine Bell to express your interest in viewing the property. Viewings will be arranged once the potential applicants have disclosed the nature of their proposed use of the property and their experience in conducting renovation projects.

Applications for the tenancy of this property should be made on the tender form which will be provided upon viewing the property, including the rent tendered and proposed improvements, and returned to the National Trust, North East Hub, Holy Jesus Hospital, City Road, Newcastle upon Tyne, NE1 2AS

**Contact** Lorraine Bell on 0191 2558602  
email [lorraine.bell@nationaltrust.org.uk](mailto:lorraine.bell@nationaltrust.org.uk)

**Legal/Admin Fee** The successful applicant will be required to contribute to the National Trust costs of gaining the required references and legal fees associated with drafting a long of a residential tenancy agreement.

For further information about being a National Trust tenant, visit [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)