

# Newholme

Eals, Slaggyford, Brampton



RICHARD BROWN  
& PARTNERS





# Newholme

Eals, Slaggyford, Brampton, CA8 7PG

Haltwhistle - 7 miles, Carlisle - 24 miles

**A rare opportunity to purchase a highly desirable 1.39 hectares (3.43 acres) smallholding near the Cumbria/Northumberland Border**

Delightfully located 3-bedroom farmhouse requiring full renovation.

Generous range of traditional buildings surrounded by beautiful riverside grazing.

Fishing rights on the River South Tyne.

**FOR SALE AS A WHOLE**

**RICHARD BROWN  
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP

Tel: 01668 213 546

[www.richardbrownandpartners.co.uk](http://www.richardbrownandpartners.co.uk)



## GENERAL INFORMATION

A superb smallholding with a substantial farmhouse, generous range of traditional buildings plus 1.28 hectares (3.16 acres) or thereabouts of sound riverside grazing held in two parcels.

Significant residential appeal and lots of potential to renovate and develop (subject to gaining necessary planning consent).

### Situation

Well known locally, Newholme enjoys a wonderful position in the South Tyne Valley. A quiet and rural location yet reasonably convenient for comprehensive services within a short drive of Haltwhistle or Carlisle.

## PARTICULARS OF SALE

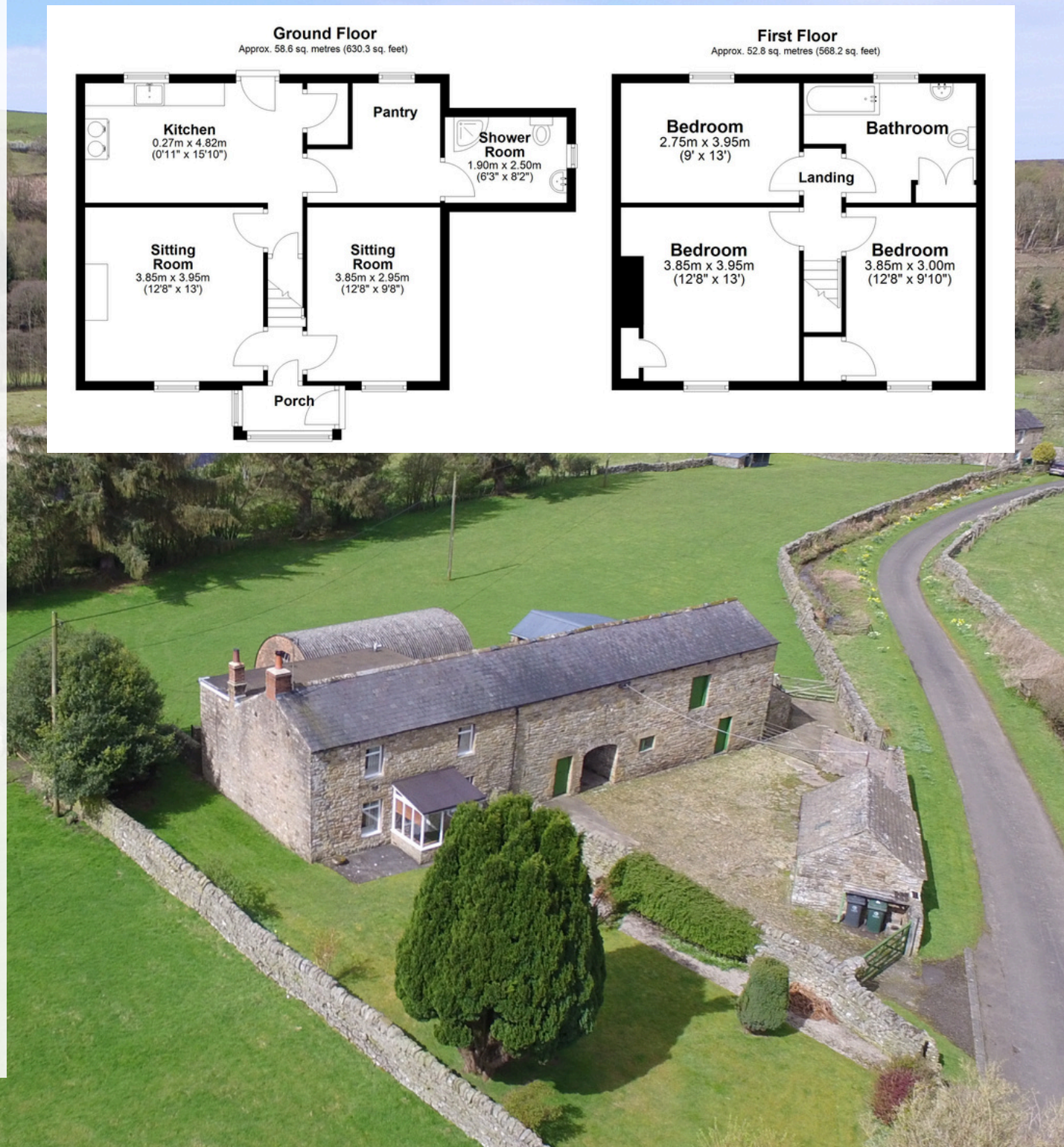
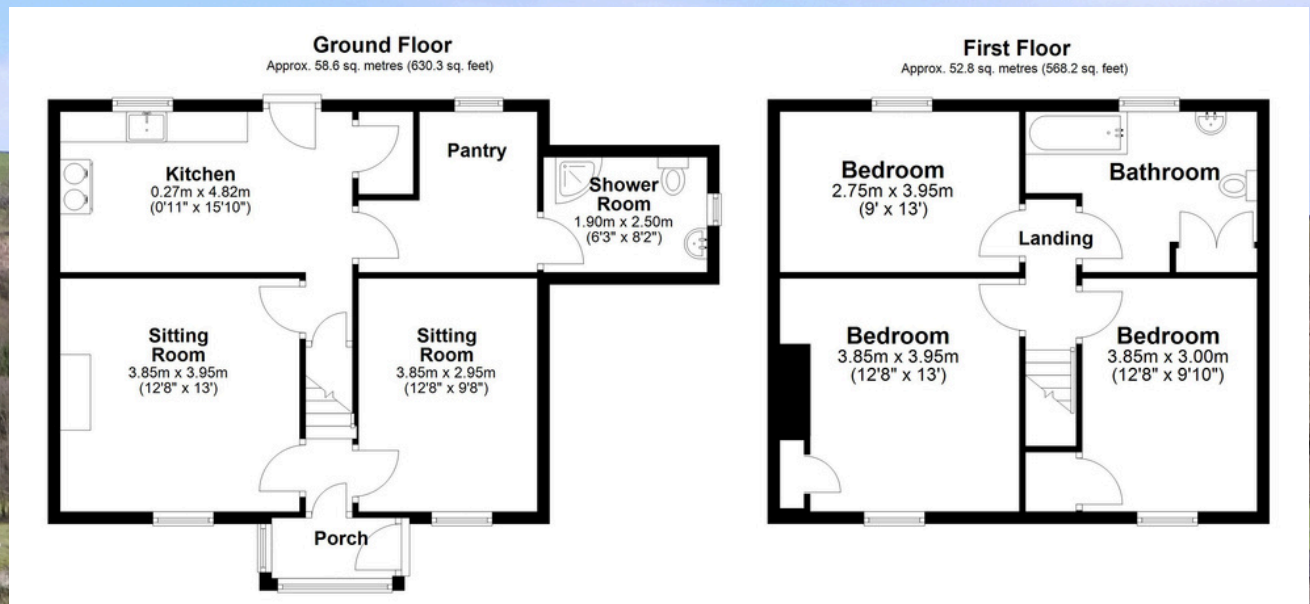
### Newholme Farmhouse

A substantial stone built house forming part of the main farmyard. The property enjoys an enviable location and although well proportioned does require full renovation.

A well kept walled front garden and drying green to the rear complete the curtilage.

A beautiful residential property in a wonderful setting.

EPC - Energy Rating G.





## Farm Buildings

A charming two storey range of traditional stone under slate buildings adjoining the farmhouse comprising stables, byres, granary, workshops and general storage. Generous in scale and remarkably sound by way of repair.

There are various later additions to the farm steading including a “Nissen Building” and timber framed lean to covering a small set of sheep handling pens.

A large front yard provides ample parking.

Potential to extend living accommodation into the large range would be an obvious choice subject to suitable planning consent be acquired.





## GENERAL REMARKS

### Environmental Stewardship

The farm is not subject to any form of stewardship agreement.

### Timber and Sporting Rights

All standing and fallen timber will be included within the sale. With the exception of rights to fish along part (not all) of the River South Tyne riverbank sporting rights are otherwise not included.

### Plans, Areas and Schedules

These are based measurements taken in May 2024 and on the areas provided by Ordnance Survey and are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

### General Binding Regulations 2020

It is understood the outflow from the septic tank discharges to a soakaway. However the Vendor does not give any undertaking that the property fully satisfies the General Binding Regulations 2020 and any expressions of interest or offers made should take this into consideration.

### Services

The farmhouse is serviced by mains water and electricity.

### Tenure

The farm is offered for sale with the benefit of vacant possession.

### Viewings

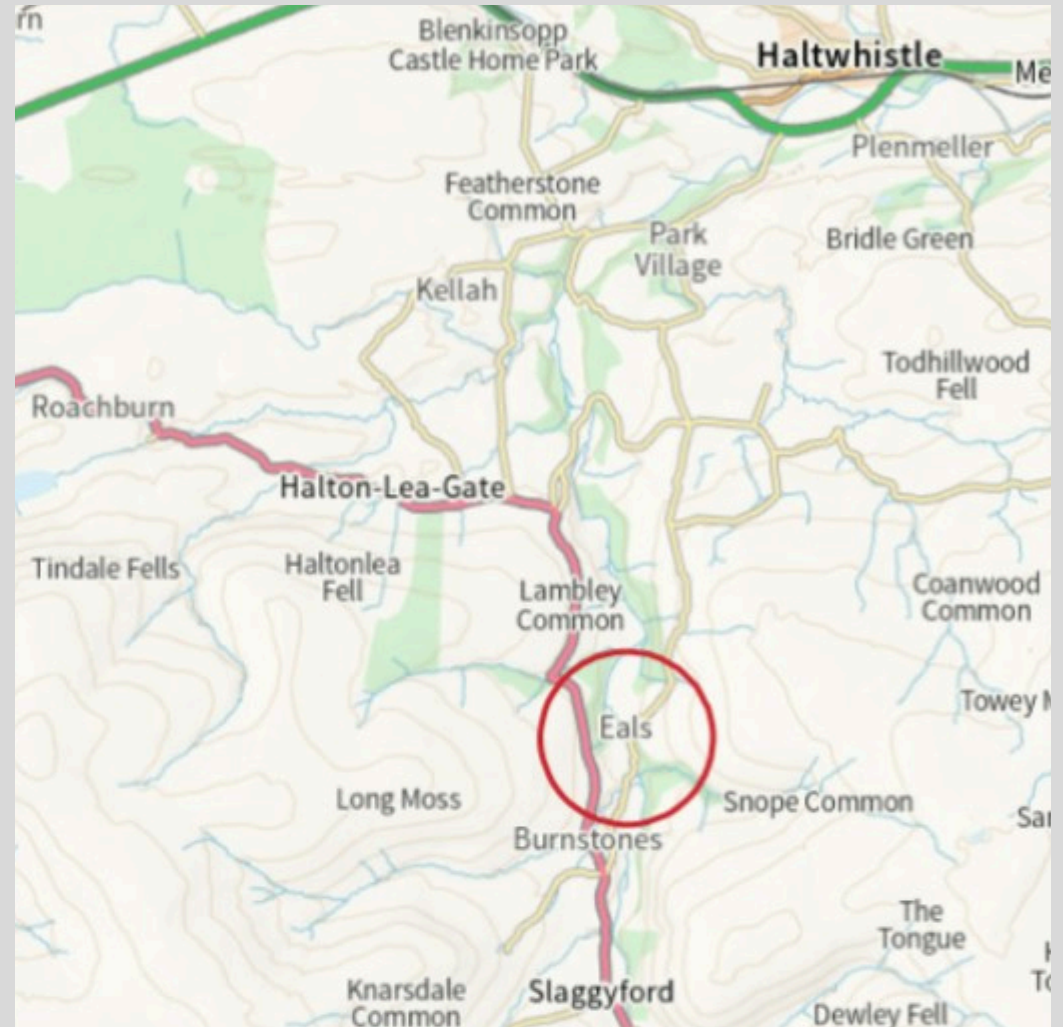
Strictly by appointment only. Please contact Richard Brown & Partners on 01668 213 546.

### Method of Sale & Lotting

The land is initially being offered for sale by private treaty. The Vendor reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Health & Safety

Please be aware of the potential hazards of a working farm and be as vigilant and careful as possible when making an inspection of the property.





# RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Tel: 01668 213 546

[www.richardbrownandpartners.co.uk](http://www.richardbrownandpartners.co.uk)

#### IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared and photographs used were taken in April and May 2024. These particulars are set out as a general outline only for the guidance for interested parties and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendors or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.