

REDDISHALL  
& CHATTON TROUT FISHERY  
Alnwick, Northumberland

RICHARD **BROWN**  
& PARTNERS





# REDDISHALL & CHATTON TROUT FISHERY

Alnwick, Northumberland, NE66 5RA

Alnwick - 15 miles, Edinburgh - 65 miles, Newcastle upon Tyne - 50 miles

**A rare opportunity to acquire a beautiful country residence with a fabulous Trout Fishery set in the stunning North Northumberland countryside.**

Four separate lakes spanning approximately 10 acres of water with a wonderful fully equipped fishing lodge overlooking.

Significant equestrian appeal with American Barn style stables, Claydon horse walker and ample grazing paddocks.

In all extending to 33.64 hectares  
(83.13 acres) or thereabouts.

**OFFERED 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

Richard Brown & Partners is proud to bring Reddishall and Chatton Trout Fishery to the market. This fabulous property provides a desirable country home with full equestrian facilities combined with a renowned Fishery business established in 2005. Including various parcels of grazing land the property extends to 33.64 hectares (83.13 acres) or thereabouts

## Situation

Located in the stunning Northumbrian countryside with breath taking views over the Cheviot Hills. The nearby village of Chatton (0.5 miles) has a local pub and a village shop and Post Office. The property is only 5.5 miles east of Wooler and 15 miles north of the market town of Alnwick providing comprehensive local facilities between them. A railway station on the East Coast Mainline can be found at Alnmouth or Berwick upon Tweed - both 30 minutes.

## Description

Established almost two decades ago, anglers have come from far and wide to enjoy the excellent facilities. Four clear lakes with a total of 80 pegs from which to fish, the lakes are surrounded by manicured grass, young trees and bull rushes providing a tranquil environment to enjoy your sport. All complimented by a wonderful timber framed Lodge with full kitchen facilities, log burning stove and indoor and outdoor seating areas. Please see [chattontroutflyfishery.co.uk](http://chattontroutflyfishery.co.uk).

Reddishall is a large and imposing 4-bedroom property constructed in 2013 (subject to an occupancy restriction linked to the fishery business) and has wonderful views to the west.

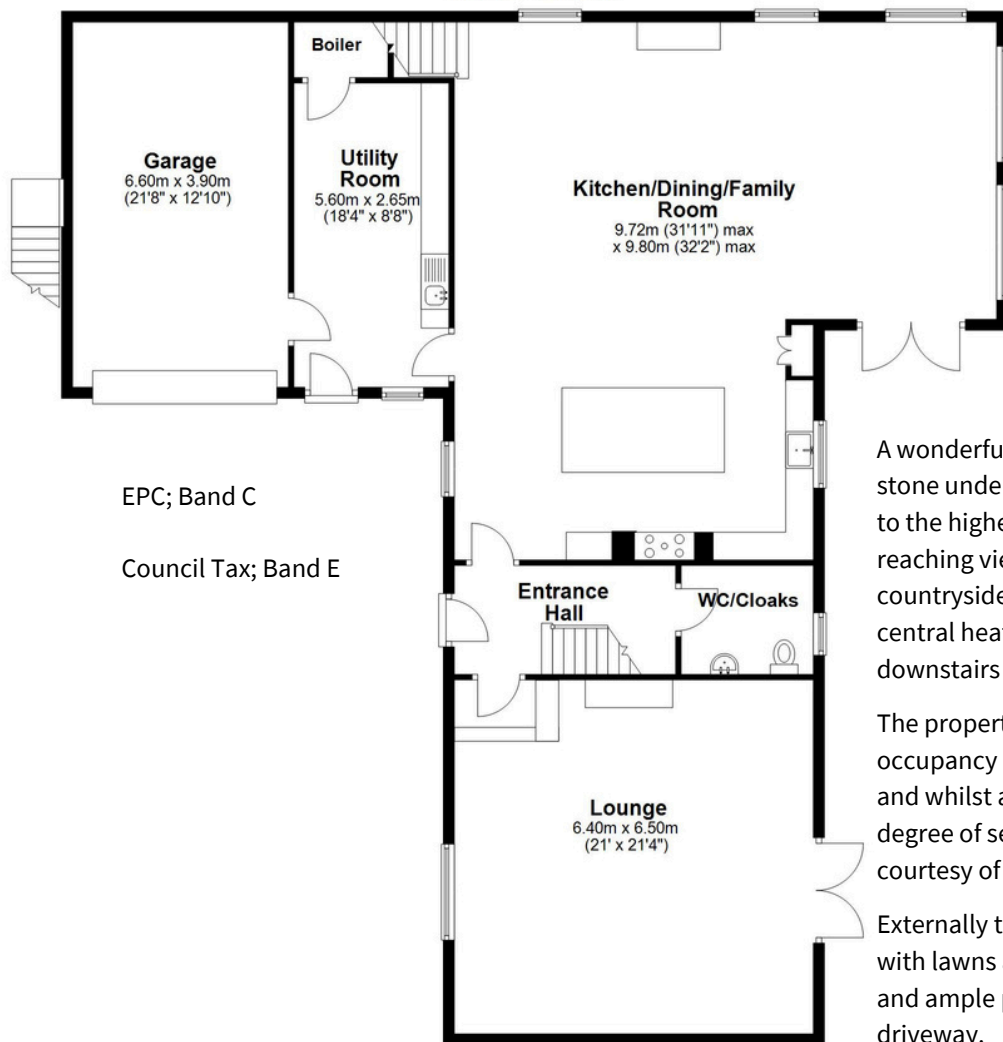
A significant equestrian property with an American Barn stable building (43m x 9.5m plus overhang) and a "Claydon" horse walker plus ample grazing paddocks for a number of horses.



# REDDISHALL

## Ground Floor

Main area: approx. 155.7 sq. metres (1675.5 sq. feet)  
Plus garages: approx. 25.7 sq. metres (277.1 sq. feet)



EPC; Band C

Council Tax; Band E

## First Floor inc. restr. head height

Approx. 173.6 sq. metres (1868.4 sq. feet)



A wonderful 4-bedroom family home of traditional stone under slate construction. Reddishall is fitted to the highest standard with unrivalled, far-reaching views over stunning surrounding countryside. The property benefits from Oil fired central heating with underfloor to the entire downstairs and all bathrooms.

The property was constructed in 2013 subject to an occupancy restriction linked to the fishery business and whilst an integral part of the Fishery, it enjoys a degree of separation from the lodge and lakes courtesy of a small grass paddock.

Externally the property has a generous curtilage with lawns and a paved seating area to the west and ample parking and turning on the eastern driveway.

Main area: Approx. 329.2 sq. metres (3544.0 sq. feet)

Plus garages, approx. 25.7 sq. metres (277.1 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

Reddishall, Chatton





## Land

The property extends to 33.64 hectares (83.13 acres) or thereabouts and provides a variety of land uses.

Chatton Trout Fishery including four lakes, Lodge and car parking plus access drive extends to 10.8 hectares (26.7 acres) or thereabouts and an area dedicated to pitches for 12 touring caravans measures 0.58 hectares (1.4 acres).

The grounds and gardens of Reddishall incorporating all equestrian facilities and stables extends to approximately 0.46 hectares (1.14 acres) with the remainder of the property being offered for sale made up of approximately 19 hectares (47 acres) of grass fields and paddocks plus 2.5 hectares (6.19 acres) of amenity woodland. Please note the property is subject to a Mid Tier Countryside Stewardship Scheme running until December 2026, which includes restrictions on the amount of inputs that can be applied to the land.

Agricultural Land Classification Map North East Region (ALC001) shows the land classification as Grade 3. Similarly, the land is classified by the Rural Land Registry as Non-SDA. Formal land classifications aside, it is clear upon inspection the property has been well-managed and is in good order throughout.



# REDDISHALL & CHATTON TROUT FISHERY





## GENERAL REMARKS

### Services

Reddishall and the Fishing Lodge are supplied by mains electricity and mains water. Both properties have private septic drainage systems which although reasonably modern and functioning well, may not satisfy the requirements of the General Binding Regulations 2020.

### Plans, Areas and Schedules

These are based 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. Please note there is a restrictive covenant on the most northerly field precluding any use other than agriculture.

### The Business

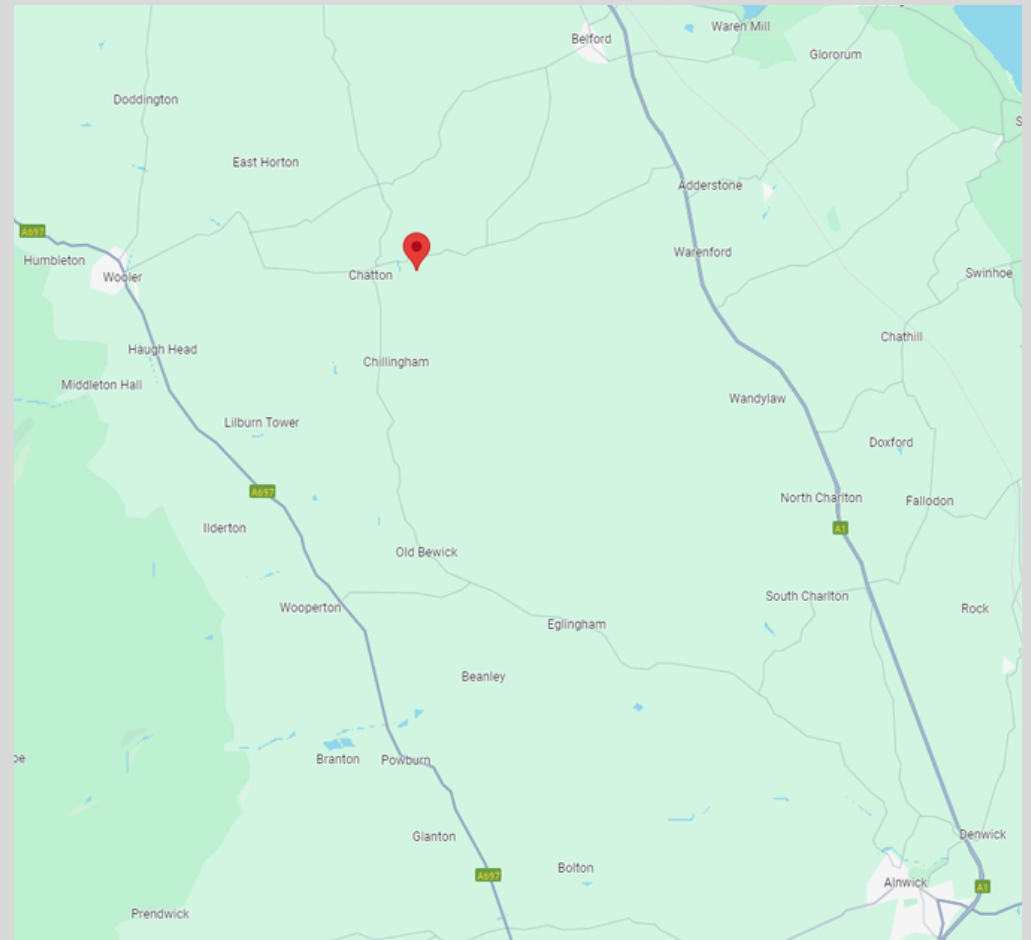
Income is currently generated from the sale of tickets and vouchers to fish (daily and competitions), food, drink and fishing tackle sales. The Fishery also has planning consent for 12 touring caravan pitches and has even been the venue for a wedding. There is a great deal of potential to create and enhance current income streams on this extensive and attractive property.

### Planning

- N/05/B/0450 - Erection of dams to create fishing lakes. Permitted
- 12/00699/FUL - Proposed Dwelling North East of Lakes Chatton Trout Fishery Chatton Northumberland, NE66 5RA. Approved 2nd May 2012.
- P13/00023/OHL - Proposed electricity supply to lodge and dwelling at Chatton Trout Fishery, Chatton, Alnwick, Northumberland, NE66 5RA. Approved Fri 15 Feb 2013.
- 19/01329/AGRGDO - Prior notification for a general purpose agricultural building on Land East Of Reddishall, Chatton, Northumberland, NE66 5RA. 22nd May 2019.
- 20/02694/FUL - Proposed development is for the installation of hard standing/grass for parking for the addition of 7 touring caravans use. Approved 23rd June 2021.
- 24/01156/MISC - 5 pitch CL site - Caravan Sites and Control of Development Act 1960. 30th April 2024

### Viewings

Strictly by prior appointment with the selling agents; Richard Brown & Partners, The Office, South Bellshill, Belford, NE70 7HP. Tel: 01668 213 546



### Development Overage

The Property is offered for sale subject to a 25-year clawback on 50% of any Non Agricultural, fishery, forestry or equestrian development.

### Method of Sale

The Property is initially being offered for sale as a whole with vacant possession upon completion.

### Anti Money Laundering Regulations (AML)

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

### Health & Safety

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



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## 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 May and June 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 in 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 important 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.