

# NORTH ACTON

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FELTON, NORTHUMBERLAND



RICHARD **BROWN**  
& PARTNERS





# NORTH ACTON

Felton, Morpeth, NE65 9NU

Felton - 1.5 miles, Alnwick - 8 miles, Morpeth - 13 miles

**An exceptional chance to acquire a secluded country property with great potential for development and strong appeal for equestrian enthusiasts.**

**OFFERED FOR SALE AS A WHOLE OR IN UP TO THREE LOTS**

## LOT 1

North Acton House with generous grounds and gardens, outbuildings, stables and an outdoor arena.

In all extending to 5.4 hectares (13.35 acres).

## LOT 2

North Acton Cottage with separate access, gardens and small paddock, extending to 0.49 hectares (1.22 acres).

## LOT 3

Productive block of arable land extending to 7.49 hectares (18.5 acres), currently let to a local farmer.

**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)





## SITUATION

North Acton offers a rare opportunity to purchase a wonderful smallholding with enormous equestrian potential.

Situated on a quiet “no through road,” North Acton enjoys an enviable location while being less than a mile from the A1 - offering the best of both worlds.

Local amenities are available in the nearby village of Felton (1.5 miles), with more comprehensive services in Alnwick, Morpeth or Newcastle (25 miles).

The nearest railway station is 9 miles away on the East Coast Mainline at Alnmouth and Newcastle Airport is a mere half an hour drive south.

## LOT 1; NORTH ACTON HOUSE

A substantial 5-bedroom stone built property set within generous grounds and gardens. The house enjoys superb south facing views over the surrounding countryside.

Featuring gas fired central heating and wood-framed windows, the property is well proportioned and functional, however, a potential purchaser may wish to refurbish North Acton House.

The significant attraction of North Acton is the extensive equestrian and outdoor facilities, including outbuildings, stables, approximately 9 acres of grass paddocks and 3 acres of mature woodland. Additionally the property benefits from a 60m x 20m floodlit outdoor arena.

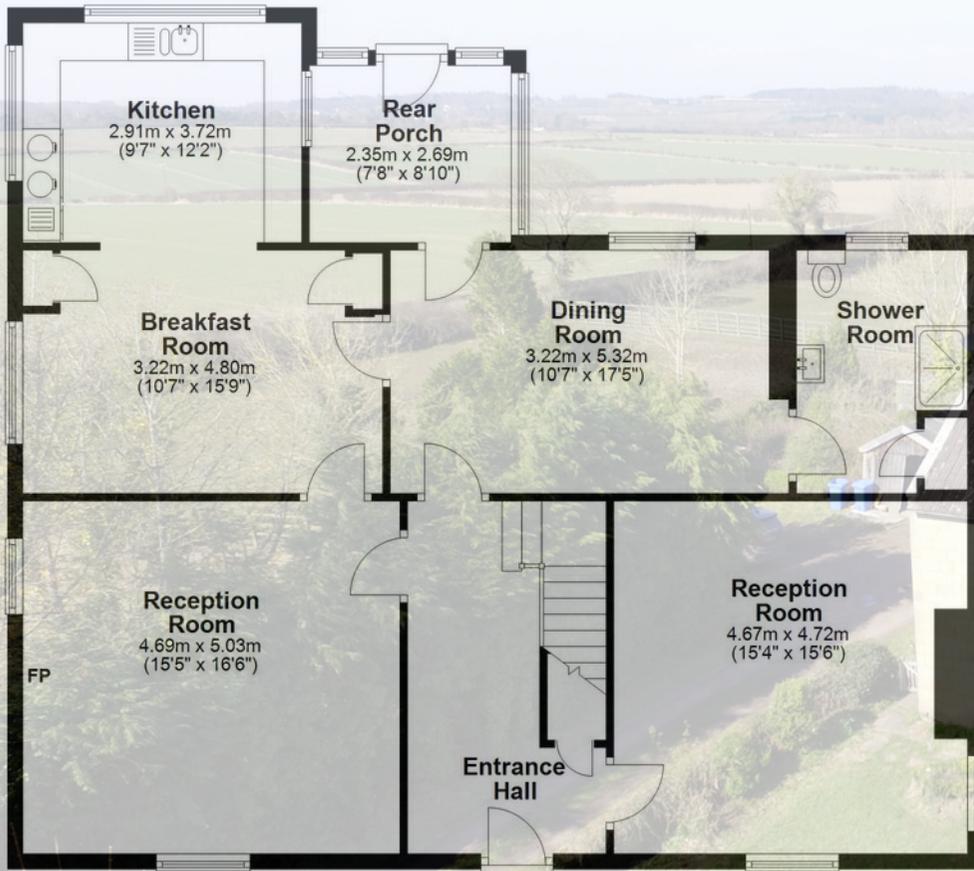
Until recently the property was occupied by a tenant who sadly overgrazed the grass paddocks. However these will naturally recover during the spring and will regenerate more quickly with the assistance of some harrowing.

Lot 1 includes ownership of the first section of the small lane that runs north to south along its western boundary. This would enable a second entrance to be installed directly to grass paddocks if ever required, subject to planning consent.

# NORTH ACTON HOUSE

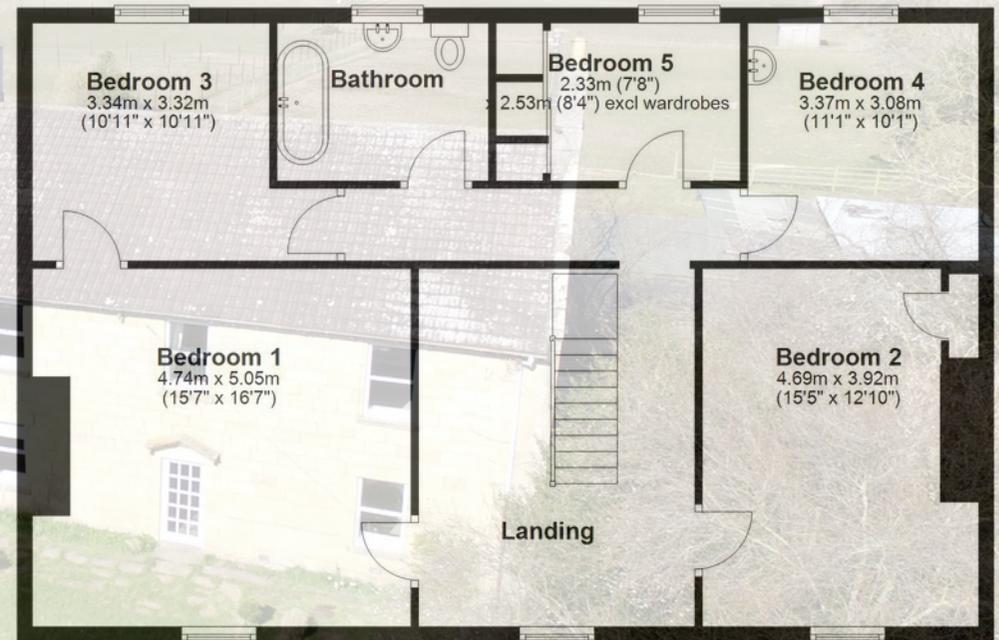
## Ground Floor

Approx. 119.7 sq. metres (1288.2 sq. feet)



## First Floor

Approx. 104.2 sq. metres (1121.4 sq. feet)



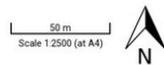
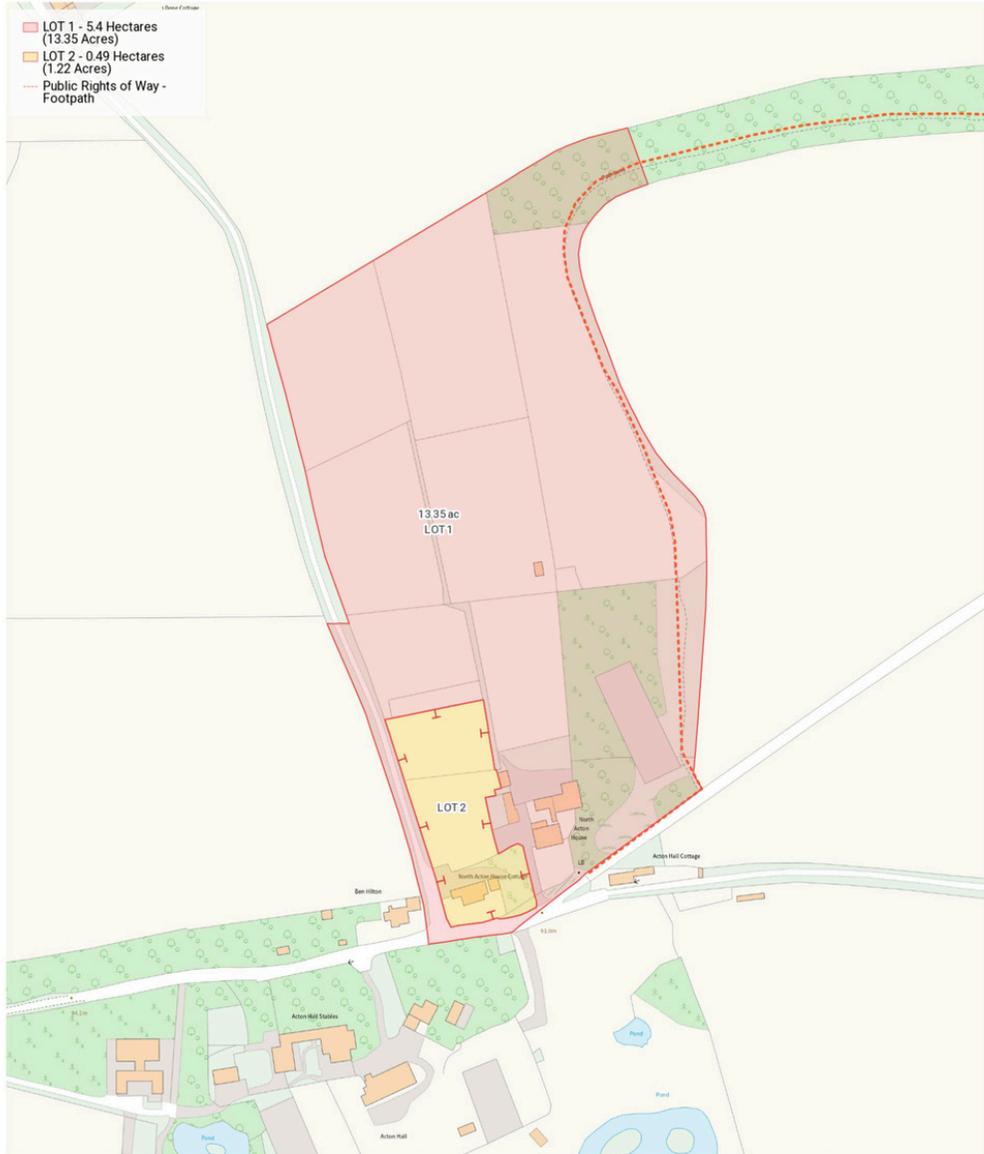
EPC: Band E

Council Tax: Band F

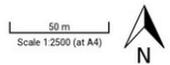
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North Acton House (LOT 1) &  
North Acton Cottage (LOT 2)



Land at North Acton (LOT 3)



# NORTH ACTON COTTAGE

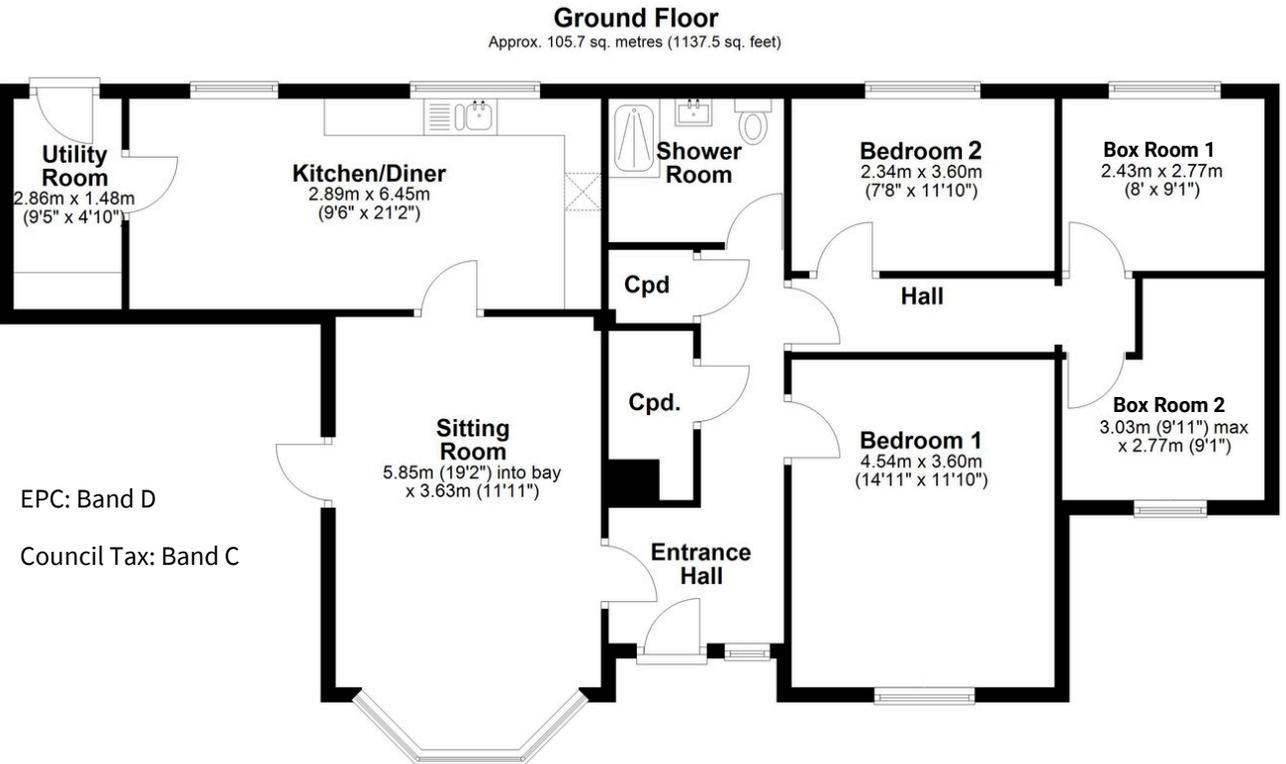
## LOT 2; NORTH ACTON COTTAGE

Also known as "Paddock West," this simple 2-bedroom (plus two box rooms) property is charming in terms of both its location and the generous extent of gardens and grounds, along with the added benefit of a small (0.85 acre) grass paddock.

Oil fired central heating.

Until recently the property was occupied by a tenant and it is likely a potential purchaser may wish to refurbish it.

The property is sold with a right of way over Lot 1.







**LOT 3 - 7.49 HECTARES (18.5 ACRES) LAND**

A useful block of south-facing arable land with excellent roadside frontage.

The land gently slopes from approximately 90m above sea level to just over 80m above sea level, with well delineated field boundaries and a mains water connection.

The land is currently rented by a neighbouring farmer on a periodic Farm Business Tenancy, with a term date of 24th October.

The Agricultural Land Classification maps for the North East Region show the land being classified as Grade 3. All of the land is classified by the Rural Payments Agency as Non-SDA.

Formal land classification aside, it was clear upon inspection the arable land is in good heart having been well farmed by the Tenant.

The land would be equally suitable to equestrian or livestock use if it were put back to grassland on resumption of vacant possession.

## PLANS, AREAS AND SCHEDULES

These are based on the areas provided by the Rural Land Registry and 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.

Note: Lot 2 is granted a right of access over Lot 1.  
A public footpath crosses Lot 1 and Lot 3 - see plan.

## TIMBER AND SPORTING RIGHTS

All standing and fallen timber will be included within the sale and the sporting rights are in hand.

## METHOD OF SALE

The land is initially being offered for sale by private treaty.

## SERVICES

The residential properties are serviced by a mains water supply, mains electricity and private septic drainage.

## GENERAL BINDING REGULATIONS (GBR) 2020

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

North Acton Cottage is served by a package treatment plant.

## TENURE

North Acton House and North Acton Cottage are sold with the benefit of vacant possession. The land at North Acton is sold subject to an agricultural tenant occupying the land subject to a periodic Farm Business Tenancy.

## VIEWINGS

Strictly by prior appointment with the selling agents;

Richard Brown & Partners  
The Office  
South Bellshill  
Belford  
NE70 7HP  
Tel: 01668 213 546

## ANTI MONEY LAUNDERING REGULATIONS (AML)

Please note that under the 2017 AML regulations Richard Brown & Partners is legally required to conduct money laundering checks against purchasers.

## HEALTH & SAFETY

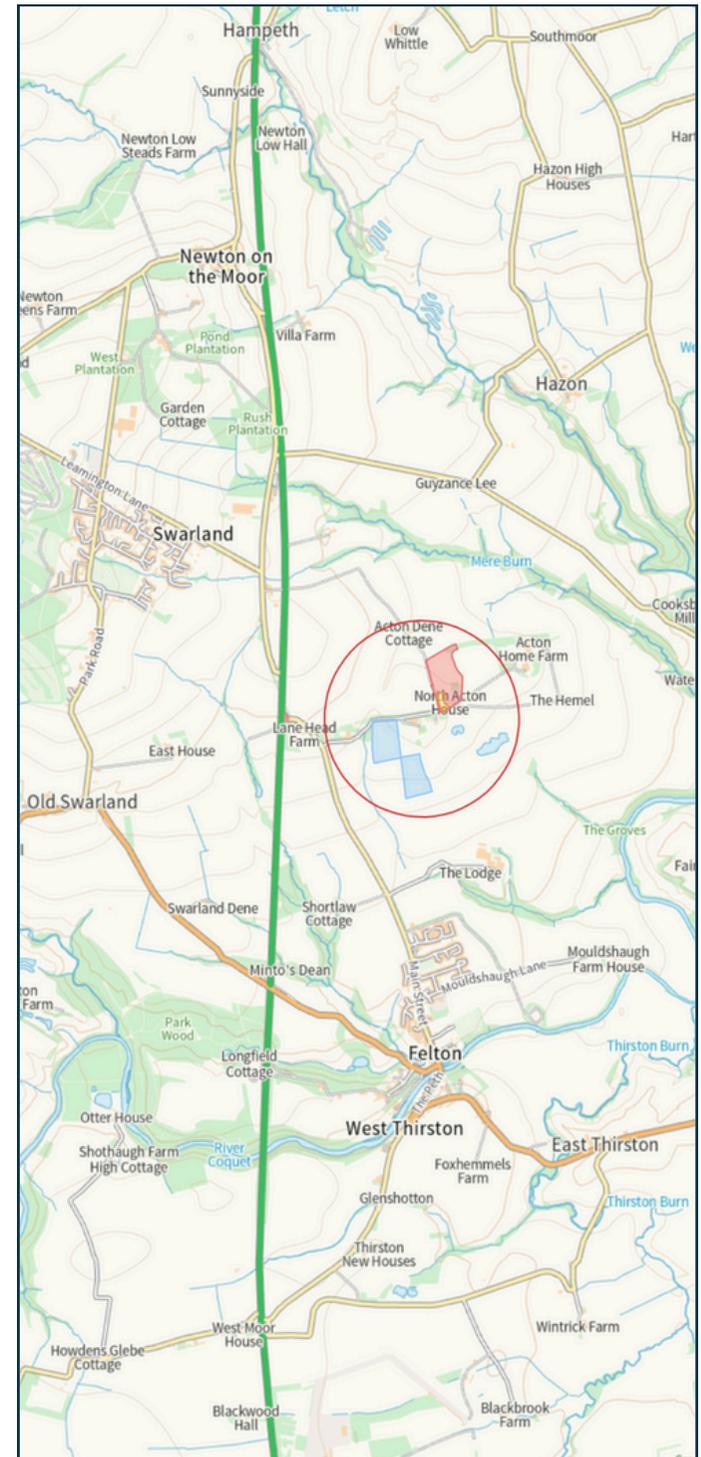
Please be aware of the potential hazards of a small holding (LOT 1) and working farm (LOT 3). Please be as vigilant and careful as possible when making an inspection of the property.

## WHAT3WORDS

///compounds.occupiers.wooden (North Acton House)

///chops.reinvest.parent (North Acton Cottage)

///cupboards.notices.pursue (Land at North Acton)





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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 March 2025. 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.