

Top Barn

ALLENDALE | NORTHUMBERLAND



FINEST
PROPERTIES



A fantastic opportunity offering 12 acres of
uninterrupted countryside with the potential to
create a dream rural lifestyle property, subject to any
necessary planning consents

Haydon Bridge 8.4miles | Hexham 11.6 miles | Newcastle International Airport 33.0 miles
Newcastle City Centre 36.6 miles





Key Features

Huge Potential
Around 12 Acres Of Land
Large Stone-Built Barn
Desirable North Pennines AONB Location
Quiet Yet Convenient Setting
Breathtaking Countryside Views

The Land

This is an amazing blank canvass on which to create a dream house in 12 acres of beautiful Northumberland countryside, subject to any necessary planning consents. There is direct road access and the uninterrupted views all the way to Simonside are breathtaking – arguably some of the best in Northumberland – as the land is situated right in the stunning North Pennines AONB and Allendale Moor.

The land comes with grazing stints on Allendale Moor, although there are Government subsidies available, currently approximately £4,400 per annum, for not placing sheep on the land. There is also the option of letting the land out to local farmers to receive rental income. The current owner has done this previously for approximately £1,500 per annum.

Agents Note

Purchasers are advised that planning permission is not currently in place. Architect plans for potential property ideas are available.

Local Information

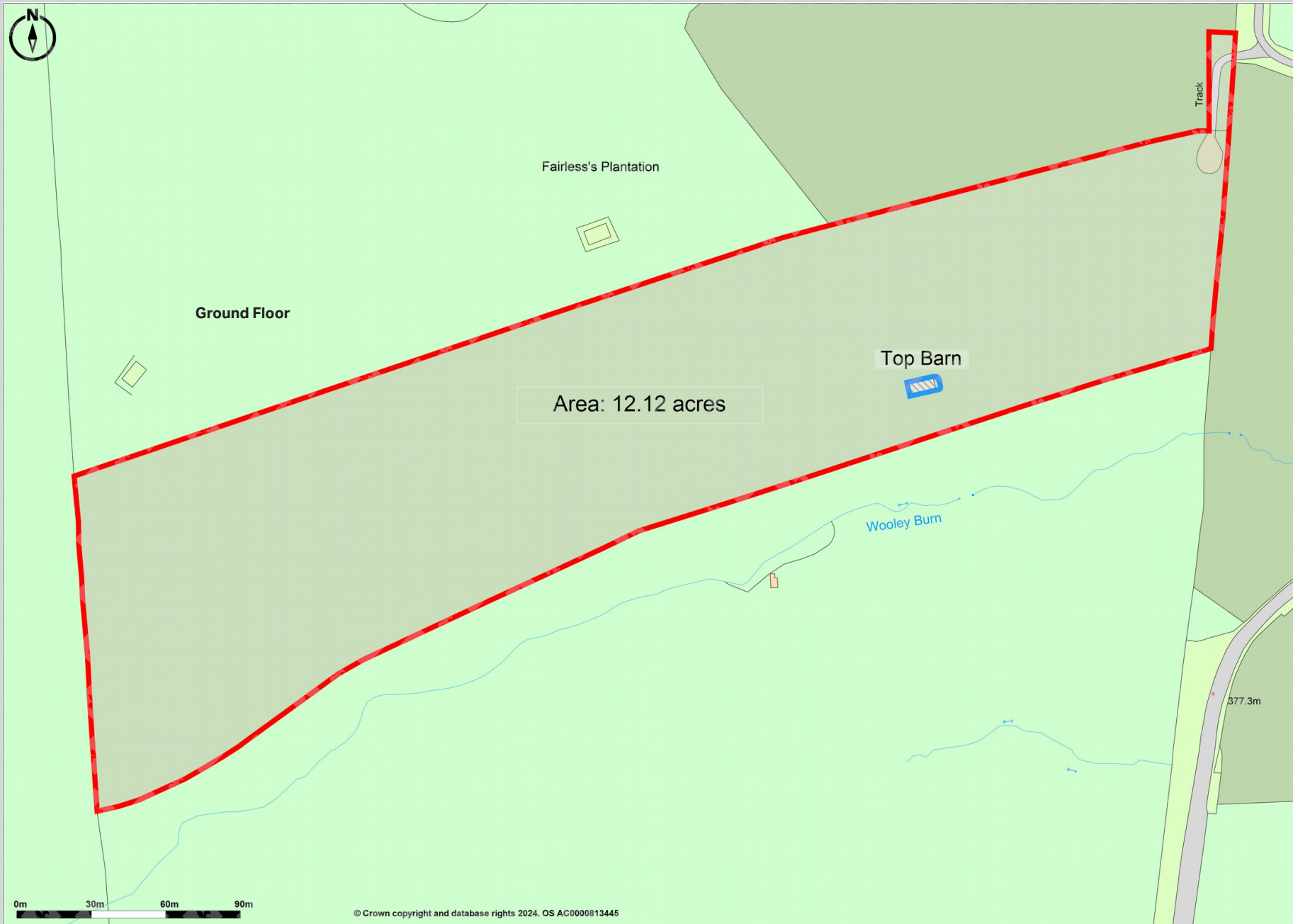
Allendale is a popular village with a thriving and friendly community offering a good range of everyday amenities, including a post office/newsagent, impressive independent Co-Op, farm shop butchers, doctor's surgery and chemist, a number of traditional public houses and a golf course. The surrounding area is popular for tourism, close to Hadrian's Wall and an ideal location to escape the hustle and bustle of modern day life. Allendale plays host to various community events throughout the year including horticultural, agricultural and folk festivals, the Mayday fair and is also renowned for its 'Tar Barl' New Year celebrations when men march around the town carrying barrels of blazing tar above their heads; this is followed by the traditional first-footing.

The historic market town of Hexham provides a wider selection of amenities with larger supermarkets, a good range of shops and restaurants, professional and recreational services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse all within easy reach. Newcastle city centre providing comprehensive cultural, educational, recreational and shopping facilities is also easily accessible.

For schooling there is a primary school in Allendale, while senior schooling is offered in Haydon Bridge and Hexham. In addition, Mowden Hall Preparatory School is located just outside Corbridge and there are several private day schools in Newcastle.

For the commuter the A69, which can be joined at Hexham or Haydon Bridge, gives excellent access to Newcastle to the east and Carlisle to the west, and to the A1 and M6. Railway stations, also located in Hexham and Haydon Bridge, provide cross country services to Newcastle and Carlisle where connecting main line rail services are available to major UK cities. Newcastle International Airport is also easily accessible.





Directions

From Hexham take the Allendale Road (B6305) out of town. Follow this road for approximately 10 miles joining the B6304 and B6295, going through Catton and Thornley Gate. At the crossroads in Thornley Gate, go straight ahead, signposted Carrshield and Nenthead and follow this road for 1.5 miles, before turning right up a single-lane track. After 0.1 miles, as the road bend round to the right, there is a metal gate into a field. This is the access to the land and barn.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Viewings Strictly by Appointment

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