
WEST DITCHBURN AND HAGDON

ALNWICK, NORTHUMBERLAND





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ALNWICK, NORTHUMBERLAND, NE66 2UE

*Alnwick 6 miles | Alnmouth 10 miles (London King's Cross from 3 hours 18 minutes) | Newcastle upon Tyne 42 miles (Airport 41 miles)
(All distances and times are approximate)*

'A prime, well-equipped Northumberland livestock farm and moorland with a principal listed farmhouse, 1 further farmhouse, 2 cottages and bungalow. The farms offer significant agricultural, sporting, natural capital and carbon opportunities.'

Lot 1

West Ditchburn Farm | Four Bedroom Grade II listed Farmhouse | 2 Cottages | Bungalow | Traditional Stone Outbuildings
Extensive Farm Buildings | Newly Constructed Cattle Sheds | Extensive Pasture | Woodland | In all about 1,094.84 acres

Lot 2

Hagdon Farm | Two Bedroom Farmhouse | Stone Barns | Farm Buildings | Rough Grazing | Moorland | Woodland | In all about 915.48 acres

In all about 2,010.32 acres

For sale as a whole or in 2 lots



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

West Ditchburn and Hagdon extend to 2,010 acres of prime Northumberland countryside with a near equal split of a well-equipped pasture farm and remote moorland. The farm has previously been run as the prime livestock unit of a larger Northumberland estate, along with the moorland.

The wonderful contrasting makeup of the two farms offers a new owner an exciting opportunity to continue with a well-equipped farm along with significant sporting, natural capital, conservation and carbon opportunities, amongst others.

The farm is located in a sought-after area of Northumberland, just 6 miles to the north of the historic market town of Alnwick which provides everyday conveniences with supermarkets and an array of shops, delicatessen, cafes and pubs. At its heart is the iconic Alnwick Castle and renowned Alnwick Gardens with its unique Treehouse Restaurant and Lilidorei, the world's biggest play structure.

Less than 2 miles to the west of the estate is the small village of Eglingham with a good pub and church. Just 7 miles to the east of the farm is the Northumberland Coast AONB with a number of wonderful beaches including the popular villages of Alnmouth and Embleton. There are several excellent golf courses in the area.

The A1 (3 miles) provides easy access north to Edinburgh and south to Newcastle International Airport and City Centre. Alnmouth Rail Station offers regular links to Edinburgh, Newcastle, and London on the East Coast mainline, as well as connections to other major UK cities.



LOT 1 – WEST DITCHBURN FARM (1,094.84 ACRES)

At the heart of the farm is an attractive Grade II Listed period stone farmhouse in a wonderful position with a walled garden and stunning far reaching southerly views. Whilst in need of some modernisation, it has huge potential to be a superb family home.

The house has its own drive which enters the farm from a quiet country lane through a shelter belt to the farmhouse. The house has an entrance hall leading into a central

staircase hall off which are a sitting room, dining room, kitchen and breakfast/play room. In addition is the spacious family room, downstairs utility, boot room and wine cellar. There are four bedrooms and a family bathroom on the first floor.

To the south of the house with stunning far-reaching views over the farm and wider Northumberland countryside is the lawned garden enclosed by a beautiful stone wall. The garden has huge potential.

There are several paddocks close to the house and a number of woodland copses.

There is a parking area and courtyard to the north of the farmhouse and then close to the house is a range of traditional stone outbuildings which are currently used for stabling and storage – they have huge potential for alternative uses. To the north of these is an array of cattle sheds that have been the heartland of the livestock operation for many years.



Approximate Gross Internal Floor Area:
West Ditchburn Farmhouse - 262 sq m (2,820.4 sq ft)
For identification purposes only.



COTTAGES

A short walk to the northwest of the farmhouse are 1 and 3 West Ditchburn Cottages which are accessed at the head of a separate drive. The cottages have been recently refurbished and mirror each other and comprise a sitting room, kitchen, utility and WC along with two bedrooms and a bathroom on the ground floor. There are 2 further bedrooms on the first floor.

The cottages have small gardens to the south and parking to the rear. They will both be vacant on completion of the sale.

Further to the west is West Ditchburn Bungalow which sits in a wonderful position with incredible views. It has a sitting room, kitchen with pantry, WC and utility along with 3 bedrooms, shower room and a large storeroom. It has a parking area and garden to the south. The bungalow is tenanted by a former farm worker.



1 & 3 West Ditchburn Cottage



West Ditchburn Bungalow and 1 & 3 West Ditchburn Cottage



Approximate Gross Internal Floor Area:
 1 West Ditchburn Cottage - 118.4 sq m (1,274.3 sq ft)
 3 West Ditchburn Cottage - 118.4 sq m (1,274.3 sq ft)
 West Ditchburn Bungalow - 129.2 sq m (1,390.2 sq ft)
 For identification purposes only.



THE FARM

The farm has been run as a highly productive ring-fenced livestock unit with fertile quality pasture that has had steady investment over the years. The land is also interspersed with mature mixed woodland areas which add to the amenity and sporting possibilities. The farmland offers the opportunity to focus on commercial production, alternatively there is potential for natural capital and conservation to take prominence.

There are two recently constructed steel-framed buildings with significant ridge heights and both extending to approximately 15,000 sq ft. In addition is a new storage shed along with an existing cattle shed of approximately 16,000 sq ft.

This largely new yard completes this excellent livestock unit and allows a new owner to free up some of the farm buildings around the house for alternative uses.









LOT 2 – HAGDON FARM (915.48 ACRES)

In stark contrast to the immaculate pasture fields of West Ditchburn, Hagdon Farm offers true Northumberland wilderness with Hagdon Farmhouse situated in the heart of the moor in a wonderful, secluded position with extraordinary views.

Whilst the farmhouse has not been lived in very recently, it would take limited work to reinvigorate it. It has huge potential for either additional accommodation to the wider farm or as a shoot lodge or rental property. The farmhouse has an access road coming in from Eglington to the west and comprises a sitting room, dining room, study, kitchen and bathroom along with 2 bedrooms on the first floor.

A short walk behind the house is a traditional L-shaped stone outbuilding wrapping around two cattle sheds along with a Dutch barn. Whilst in need of work, these buildings also have huge potential for alternative uses and potentially further accommodation.

There are approximately 100 acres of in-bye grazing around the farmhouse with the remainder being Hagdon Moor. The moor has been managed for grouse and partridge. The moor alone has an abundance of wildlife and makes for exciting sporting and conservation opportunities. There are also two conifer plantations on the moor.



Approximate Gross Internal Floor Area:
Hagdon Farmhouse - 153.3 sq m (1,650.6 sq ft)
For identification purposes only.





GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole or up to two lots with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a few footpaths and bridleways across the property.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

FIXTURES AND FITTINGS

A full list of fixtures and fittings can be found in the data room.

SERVICES

West Ditchburn Farmhouse – Mains electricity, mains water, private drainage and oil-fired central heating. A private bore hole supplies water to fields. Further details available in the data room.

Hagdon Farmhouse – Mains electricity, mains water, private drainage and oil-fired central heating.

LOCAL AUTHORITY AND COUNCIL TAX BAND

Northumberland County Council. Band B.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

SCHEMES

The Basic Payments Entitlements are not available with the sale. There is a Mid tier environmental stewardship agreement on Hagdon. Further details available in the data room.

LISTINGS

West Ditchburn Farmhouse, Buildings and Walled Garden – Grade II

EPC RATINGS

West Ditchburn Farmhouse – F

Hagdon Farmhouse – F

West Ditchburn Bungalow – E

1 West Ditchburn Farm Cottages – C

3 West Ditchburn Farm Cottages – D

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

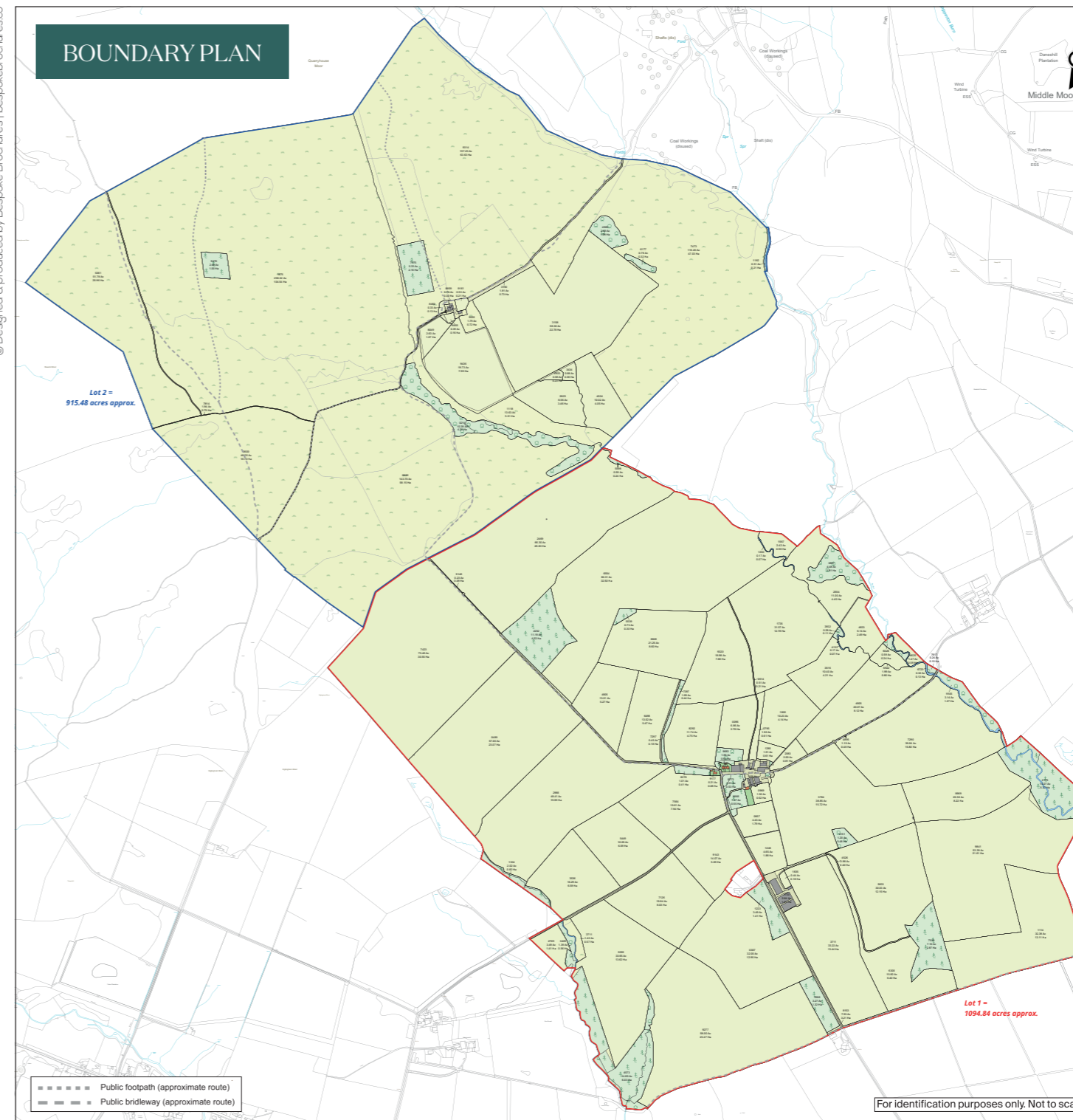
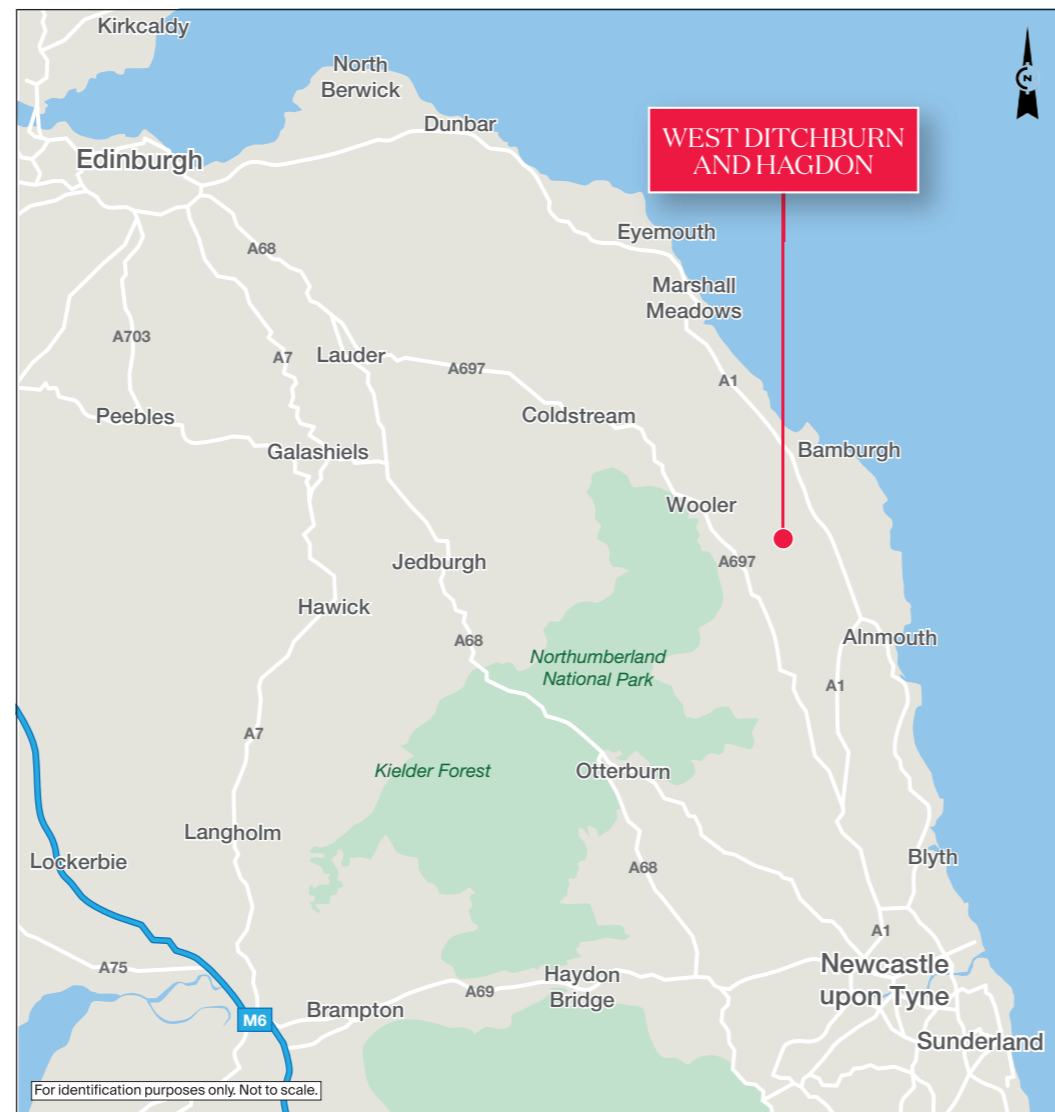
DIRECTIONS

Postcode – NE66 2DU

What3words – ///Rentals.enthused.starlight

VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.



Viewing strictly by appointment only. Please contact the selling agents:

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