
HAGDON FARM

ALNWICK, NORTHUMBERLAND





HAGDON FARM

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 farm and farmhouse set in true Northumberland wilderness,
offering sporting and conservation opportunities.'*

Hagdon Farm | Two Bedroom Farmhouse | Modern and Traditional Farm Buildings
Rough Grazing | Moorland | Woodland

In all about 915.48 acres

For sale as a whole



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

Hagdon 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 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 south to Newcastle International Airport and City Centre and north to Edinburgh.

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.



HAGDON FARM

Hagdon Farm offers true Northumberland wilderness with Hagdon Farmhouse is situated in the heart of the moor in a wonderful, secluded position with extraordinary views. Despite the moorland surrounds, the farm is easily accessible from both the A697 and the A1. 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 Eglingham 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 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

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

LOCAL AUTHORITY AND COUNCIL TAX BAND

Northumberland County Council.
Band B.

DESIGNATION

Hagdon Moor is designated as a Site of Special Scientific Interest. Further information available in the data room.

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

There is a Mid tier environmental stewardship agreement. Further details available in the data room.

EPC RATINGS

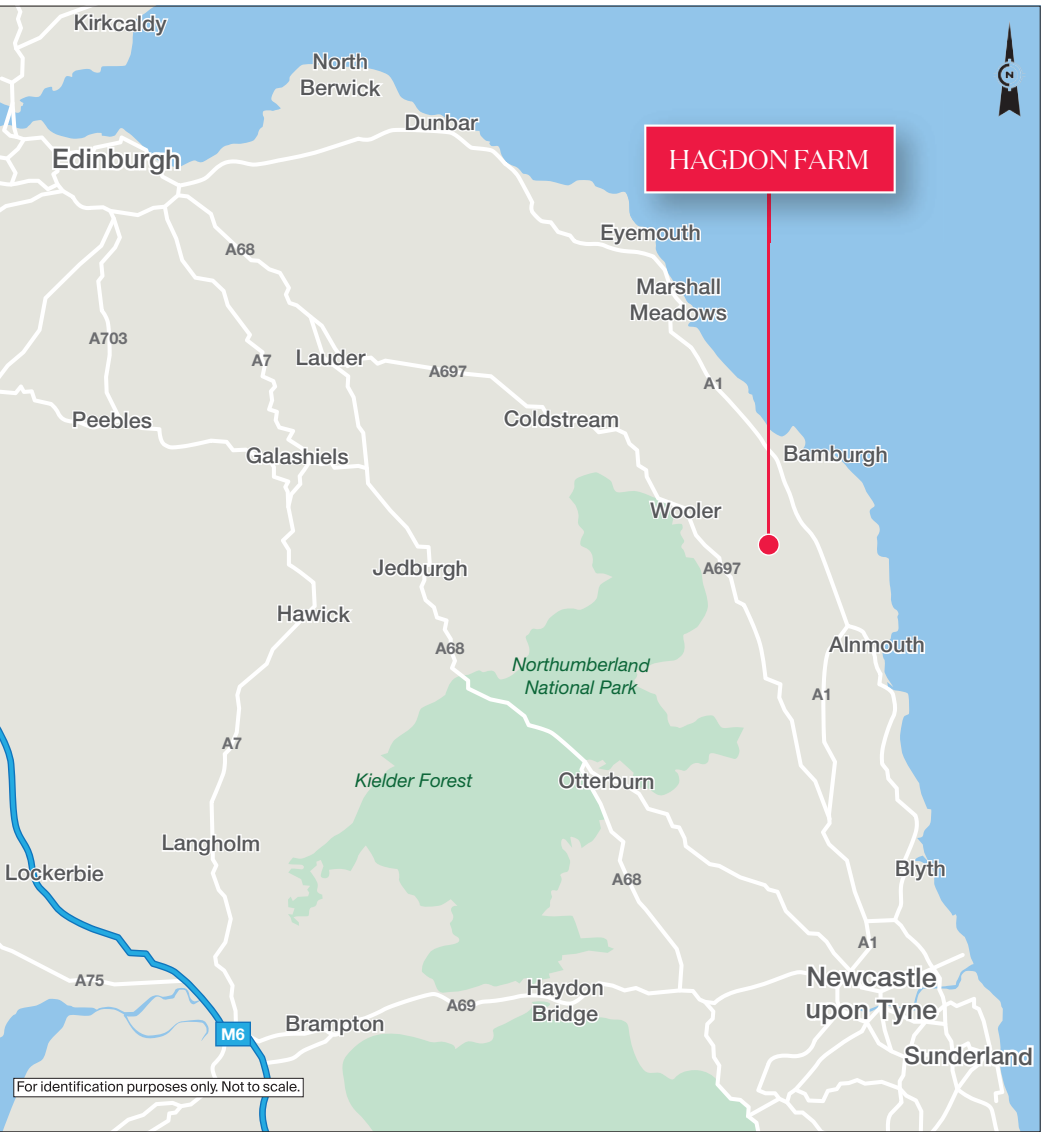
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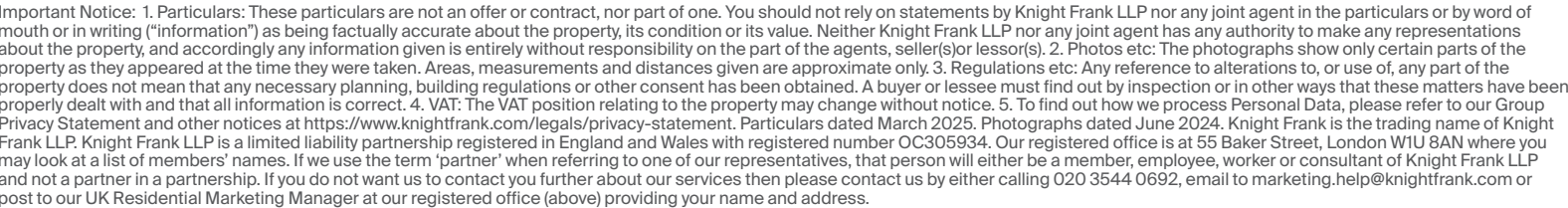
Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

VIEWINGS

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



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What3words - ///Rentals.enthused.starlight



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**Viewing strictly by appointment only.
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