



# Housty Farm

Catton, Hexham, Northumberland, NE47 9QB



**Housty Farm  
Catton  
Hexham  
Northumberland  
NE47 9QB**

**Guide Price: £1,000,000**

An accessible, ring fenced and productive livestock farm, comprising of circa 79 acres, a range of both modern and traditional farm buildings and a recently refurbished farmhouse.

- Detached three bedroom fully refurbished farmhouse
- Range of modern/traditional buildings
- Productive ring fenced grassland farm
- Extending in all to around 32.00 hectares (79.09 acres)

**For sale by private treaty**

**youngsRPS** 

Hexham 01434 609000



## DESCRIPTION

Housty Farm as whole comprises of approximately 79.09 acres, a range of buildings both modern and traditional and a recently refurbished three-bedroom farmhouse with an additional attic room currently utilised as a study. The property as a whole offers the opportunity to acquire a well presented, fully equipped, ring fenced and productive livestock farm.

### The Farmhouse

The farmhouse at Housty dates from 1786 and is built from traditional Northumbrian stone. It has been fully refurbished within the past 3 years. The refurbishments have been done to the highest of standards and consequently the house is immaculately presented and finished to a high specification. In doing so the current owners have created a modern and comfortable property yet with many of the original features both maintained and restored.

On the ground floor there is a modern open plan kitchen and sitting room. The kitchen units comprise of fitted wooden wall and floor units. Within the kitchen there is an induction hob with an integrated extractor fan, an electric oven and a sink with a mixer tap and a boiler tap. In addition, there is an

integrated fridge/freezer and a dishwasher. The sitting room benefits from a wood burning stove which sits on stone flagstones within an inglenook framed by traditional stone lintels. There is further character created by the exposed wooden beams.

Adjacent to and accessible from the kitchen/sitting room is a conservatory which is currently used as a dining room. The conservatory faces south and consequently benefits from the natural sun light and has far reaching views across and down the East Allen valley.

On the ground floor there is also a modern and fully fitted utility room with an integrated wash/dryer and a downstairs bathroom which includes a modern freestanding double ended bath.

On the first floor there are three bedrooms, two of which are doubles with the third being a single bedroom which is currently utilised as a nursery. As is typical of this house, the bedrooms are immaculately presented and yet are full of character with exposed beams, exposed stonework and an exposed now redundant fireplace. Also on the first floor there is a modern shower room which includes a walk-in shower, a WC and "his and hers" bowl sinks which sit on a marble topped vanity unit.

Housty benefits from a large attic room on the third floor currently utilised as an office. The large attic space offers huge versatility and could be used for a variety of purposes.

The farmhouse has recently been fully rewired and includes Bluetooth speakers in the kitchen, and main bedroom, "cat" cables in the bedroom and attic room to assist with the superfast broadband which serves the property. The property also benefits from Hik Vision CCTV which covers farm buildings and several fields.

The farmhouse benefits from triple glazing and a recently installed oil fired central heating system, which provides underfloor heating downstairs and fires the radiators upstairs. It is served by mains water, mains electric and private drainage.

### The Land

The land at Housty as whole totals approximately 79.09 acres which in the main is all permanent pasture with the exception of the steading area and small strips of woodland which provide amenity and shelter benefits. In terms of the agricultural land, it is classified as being Grade 4 and is productive in its nature, highlighted by the circa 31.25 acres of meadow land available on the property. In the main the



land is flat and is easily accessible from the steading which is centrally located. Aside from the meadow land there is good pasture land and some rougher grazing land, both of which are ideal for livestock grazing and offer a diversity of accommodating livestock either over the winter or when the meadow land is shut up for silage/hay making. The land benefits from excellent access, both internally and in part off the public highway.

The land is currently farmed in hand and in part is utilised as a small holding, with the remainder being Let via a Grazing Licence. The property would lend itself to a similar arrangement if any buyer wished, however it's productive and equipped nature suggests that it could serve as a standalone unit or indeed form a useful additional to any existing farm business.

The land's infrastructure like the house, has undergone extensive maintenance in recent years with capital grants utilised to improve the farm's boundaries. In the main the boundaries consist of dry-stone walls and post and wire fences. The nature of the boundaries and the availability of government schemes suggest that further grant funding maybe available for future works.

The land is served by a mixture of mains and natural water.

In addition to the land at Housty the property also includes 14.8 stints on Allendale Common (CLO01). These Stints are currently exercised by a third party by way an annual stinting agreement. The stints, subject to any stewardship agreements which maybe in place on the Common, allow the stint holder or the allocated grazier to graze livestock on common. The current agreement allows the Housty stint holder to graze 20 sheep on the common.

### The Steading

The Steading at Housty comprises a mixture of traditional and modern buildings. The traditional buildings are grand in nature and design and are two storied. They are built from traditional stone under a slate roof and from an impressive "U" shape around a court yard which benefits from outside lighting. They are in good condition and are currently utilised for informal livestock housing and storage, but may offer further development opportunities subject to planning. The traditional buildings have had new lighting and electrical sockets installed.

In terms of modern buildings there are two of note. One is a large (10.25 m x 18.00m) sheep/cattle shed, which is steel framed with block walls, Yorkshire boarding, a fibre cement roof and a concrete floor. The second modern building

(11.90m x 9.00m), is again steel framed with block walls and Yorkshire boarding and a fibre cement roof with an earth floor. This building is used for loose housing and the storage of fodder. There is a third "Atcost" building however this is in need of repair.

Lying to the north west of the steading and west of the farmhouse is a useful brick built building which was a former piggery. Currently used for storage it offers opportunities for additional animal housing and/or stabling.

The current owners have initial architect's drawings for this to be converted to a two bed property and this could offer a further development opportunity subject to the relevant planning consents. These drawings are available on request.

### **LOCATION**

Housty Farm is located approximately 0.8 miles to the south east of the village of Catton and 2.1 miles to the north east of Allendale. The major town of Hexham lies approximately 9.4 miles to the north east.

The property is ideally located within the heart of Allen Valley and within an Area of Outstanding Natural Beauty.



As is typical of properties in this unspoilt area, the property benefits from spectacular views. These views and the accessible yet unspoilt nature of the locality ensures that properties like Housty are highly sought after.

Catton benefits from a village pub which serves excellent homemade food whilst in Allendale there are several public houses and a primary school which is graded "good" by Ofsted. Allendale benefits from a local supermarket, a butcher, a pharmacy, a doctor's surgery and many other local shops and tea rooms.

Hexham is the major market town of the area and boasts a plethora of shops both national and local and includes numerous supermarkets. Hexham benefits from an outstanding high school and in addition has excellent schooling for all ages. Further benefits include a range of professional and leisure facilities and a modern hospital.

For the marketing of Livestock, Housty is well located with Hexham Auction Mart being highly accessible, whilst the auction marts of Longtown, Carlisle are all within easy reach.

For the commuter the A69, A1, A1(M) and M6 provide links with the major commercial centres of the North. East and West Coast railway services run from Hexham and Haydon Bridge (6.8 miles to north of the property).

Newcastle upon Tyne (with International Airport) can be reached within 40 minutes.

#### **DIRECTIONS**

From Hexham follow the B6305 then turn left onto the B6295 signposted Allenheads/Allendale/Catton. Within the village of Catton turn left up the hill just before Catton Methodist Church. The entrance to Housty is the second on the right.

From the A69 coming from the West, turn right off the Haydon Bridge Bypass onto the A686, then turn left onto the B6295 signposted Allenheads/Allendale/Catton/Langley, then at staggered crossroads continue on the B6295 into Catton. Within the village of Catton turn left up the hill just before Catton Methodist Church. The entrance to Housty is the second on the right.

#### **CLAWBACK**

There is an existing clawback agreement in place over the land, (which includes the steading) as shown hatched blue on the sale plan. The overage payment equates to 25% of the uplift in value of the land, due on the commencement of development of any non-agricultural use. The clawback has 22 years remaining on it. Full details are available on request.

#### **SERVICES**

The property benefits from mains water, mains electric and oil fired central heating. Drainage is to a septic tank.

#### **COUNCIL TAX**

Housty Farmhouse is scheduled within Band C, payable to Northumberland County Council.

#### **ENERGY PERFORMANCE CERTIFICATE**

Housty Farmhouse has a C rating.

#### **BASIC PAYMENT SCHEME**

The land is registered for the Basic Payment scheme and it is claimed accordingly.

The seller will retain the 2023 payment in full and any delinked payments thereafter where appropriate. The buyers will ensure that the scheme rules are not breached for the remainder of the scheme year and whilst the scheme remains in place and will indemnify the sellers for any proven breaches post completion.

#### **ENVIRONMENTAL SCHEMES**

Part of the land is entered into a Mid Tier Countryside Stewardship. There are two fields with revenue payments attached whilst there are also capital items within the agreement.



Much of the capital works have been completed.

The buyer can take on this scheme if they wish or they can “transfer out” of it and in doing so seek to add additional capital works and/or revenue payments. YoungsRPS will handle any transferring of the scheme be it to take it on or to terminate it at a cost of £300 plus VAT payable by the buyer.

The buyer will ensure that no scheme rules are broken from the date of completion to the date of any transfers of the scheme and will indemnify the sellers if this is the case.

Allendale Common is entered into a Higher Tier Stewardship Agreement and is part of the Sustainable Farming Incentive (SFI).

The sellers of Housty are party to both of these schemes and subject to agreement with the RPA and the common association, the buyers will be offered the opportunity to become party to these agreements also.

The nature of the land at Housty and the possibilities currently available via government and/or third party funding suggests that further revenue can be generated from the land.



### TENURE

Housty is offered for sale Freehold with Vacant Possession being given on completion.

### SPORTING RIGHTS

The sporting rights are included in the sale in so far as they are owned.

### METHOD OF SALE

The property is to be offered for sale as a whole by Private Treaty.

The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

### LOTING

The property is offered for sale as whole, however individual and separate lotting would be considered, and any enquirers in this regard are encouraged to speak to the selling agent direct and at the earliest opportunity.

### AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.



### BURDENS

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. There are public rights of way which cross the property and there is a right of access over the track for the benefit of Stone Hall Farmhouse.

The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

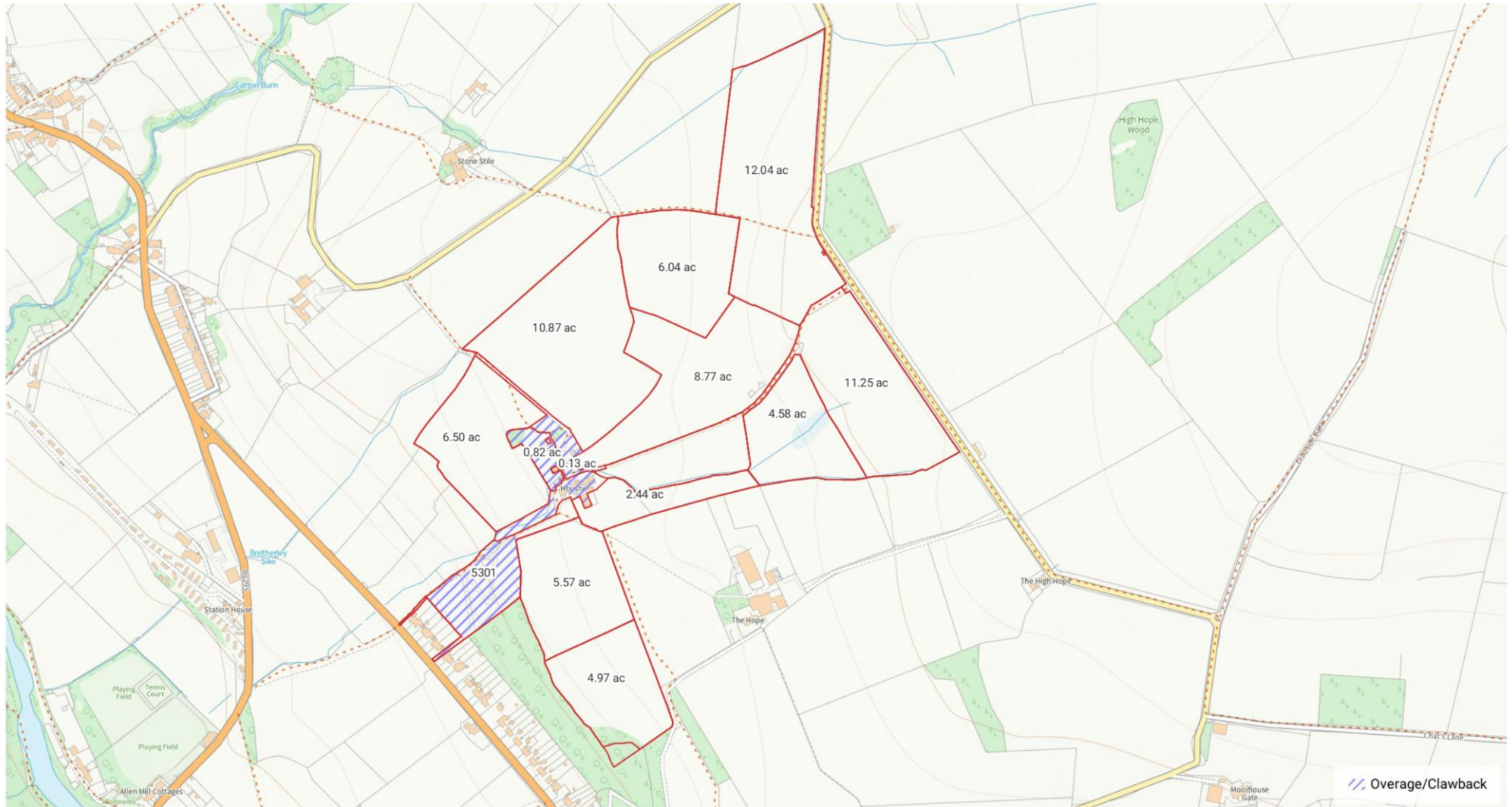
### MONEY LAUNDERING REGULATIONS

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, ie driving licence or passport and the other being a utility bill showing their address.

### VIEWINGS

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or [harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)

Particulars prepared and photographs taken: September 2023





**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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