Once in a lifetime opportunity to purchase a peaceful, private and unique Northumberland property

Farmhouse, 2 holiday cottages, historic stable block with huge development potential. Traditional outbuildings with permission to develop holiday let and camping enterprise. Solar and wind power renewables together with biomass heating systems. Permanent pasture grazing land extending to 13.92 Hectares (34.39 Acres)

Guide Price £625,000

Location

Kidlandlee is situated in the heart of the Northumberland National Park lying just 3 miles to the north of the village of Alwinton in the Upper Coquet Valley.

The farm is located on the edge of Kidland Forest occupying a private and secluded position with beautiful views of the surrounding Cheviot Hills.
Description

Kidlandlee is a truly unique property situated in an almost secret corner of the Northumberland National Park surrounded by the wild and rugged hills of the upper Coquet Valley. Formerly part of the Kidland Estate the farmhouse at Kidlandlee is complimented by two further cottages and an extensive range of buildings including a stable block that was once part of a shooting lodge erected by Captain Leyland circa 1900.

The sale of Kidlandlee offers the chance to purchase a property that is unique and with out comparison, both in its nature and location. Self sufficient and truly sustainable the property is a small residential estate with an in hand farming operation and extensive outbuildings with huge potential for further development either for residential use or to develop the existing holiday letting enterprise.

The land at Kidlandlee extends to 13.92 Hectares (34.39 Acres) of permanent pasture grazing land and woodland. It currently supports a flock of Hebridean sheep and provides timber for the biomass heating system on the property all of which contributes to the self sufficient lifestyle Kidlandlee has to offer.

Kidlandlee Farmhouse

Up until it’s closure in 1957 when the last 5 pupils had to move to Harbottle school due to retirement of the head teacher the farmhouse was formerly the schoolhouse for the Kidland Estate. Central to the farm with fantastic views of the surrounding rolling hills the farmhouse is a traditional stone under slate single storey dwelling recently refurbished to a very high standard.

Accommodation briefly comprises: Entrance to boot room and utility; kitchen with fitted units and gas hob; kitchen/ living room with oil fired Aga; lounge/ living room with clearview stove; office; 2 double bedrooms (one en suite); family bathroom; additional w.c.

The farmhouse is heated via biomass boiler, with additional wood burning stove and oil fired Aga. Electricity is provided by wind turbine and solar panels. Water supply is via borehole and drainage is to septic tank. EPC rating C.

Chaffinch and Dipper Cottages

In addition to the farmhouse there are a pair of cottages at Kidlandlee. They are currently operated as a successful holiday cottage enterprise (see website: www.kidlandlee.co.uk). The cottages are traditional stone under slate construction with their own separate access, gardens and parking to the south of the farmhouse. Chaffinch cottage is 2 bedrooms, Dipper cottage is 3 bedrooms and being slightly larger has a family bathroom and a separate wet room/ shower room. Both properties have fitted kitchens and benefit from electricity supplied from a wind turbine and solar panels. Heating is via a combination of wood burning stove and LPG gas central heating boilers. Water supply is via borehole and drainage is to septic tank. Both cottages have EPC ratings of G.

The Stable Block

One of the most interesting elements at Kidlandlee is the stable block that lies to the North of the property. Surrounded by specimen trees planted by Captain Leyland, the elevated site overlooking the valley makes for a spectacular setting (building 7 on the plan overleaf).

Original architecture, stonework and period features including the cast iron stable partitions present an opportunity to create a truly unique and individual property subject to securing the necessary planning consents. The stable block has permission to convert into 3 holiday cottages but with a bit of thought and creativity the building could be turned into a fabulous residence in a truly special location.

Traditional Stone Outbuildings

The traditional stone buildings that lie to the north of the farmhouse represent a further development opportunity. Currently housing the biomass boiler and heating system the buildings identified as 4 and 5 on the plans benefit from permission for development to create a camping barn, buildings for campsite facilities and permission to use adjacent land as a camp site for up to 4 tents.

Again there could be potential to vary existing permissions to create additional holiday cottage accommodation subject to securing the necessary consents.
Self Sustainable Heat, Electric, Water and Power Generation at Kidlandlee

Kidlandlee is described on its twitter page (www.twitter.com/kidlandleenotes) as ‘super remote, off road and off grid’. 2 wind turbines and 2 sets of solar panels charge battery banks and heat hot water. A biomass boiler utilises timber sourced from the forest to heat the farmhouse while two boreholes provide water free of charge. The only utility bill at Kidlandlee is the council tax bill. Living at Kidlandlee is truly self sufficient and detached from the run of the mill problems and pressures of normal life.

Land

The agricultural land at Kidlandlee extends to 13.92 Hectares (34.92 acres) comprising permanent pasture grazing land and a stand of commercial soft wood (extending to approximately 1 hectare). There are several smaller areas of recently planted amenity woodland which consist of mainly hardwood species.

General Remarks and Stipulations

Method of Sale

Kidlandlee Farm is offered for sale as a whole by private treaty.

Sporting Rights

The shooting and hunting rights are included in the sale of the property.

Mineral Rights

The mineral rights are believed to be in hand.

Basic Payment Scheme and Countryside Stewardship

The current vendor does not hold any entitlements for the holding but the holding is registered with the RPA and has an SBI and CPH. Purchasers could (at their own expense) source entitlements and potentially make future BPS claims and/or Countryside Stewardship claims on the holding.

Easements Wayleaves and Rights of Way

The farm is sold subject to and with the benefits of all rights of way, water drainage, water courses, and other easement quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Tenure and Possession

Kidlandlee Farm is offered freehold with vacant possession on completion of legal sales contracts.

Council Tax Banding

Property Council Tax Band Charge 2015
Farmhouse A £951.70

Viewing

Viewing is strictly by appointment with the vendors agent. Prospective purchasers view the property at their own risk neither the vendors or George F White LLP accept any responsibility for the viewers safety while inspecting the property. To arrange a viewing or for further information please call 01665 603231 or email benjohnson@georgefwhite.co.uk.

Local Authorities

Northumberland National Park, Eastburn, South Park, Hexham, Northumberland, NE46 1BS Tel: 01434 605555 enquiries@nnpa.org.uk
Northumberland County Council, County Hall, Morpeth, Northumberland NE61 2EF Tel: 01670 533000 Fax: 01670 533238 Email: ask@northumberland.gov.uk
Rural Payments Agency
Customer Service Centre, P O Box 1058, Newcastle Upon Tyne, NE99 4YQ Tel:0845 603 7777
Natural England
Customer Services, P O Box 1316, Newcastle Upon Tyne, NE99 4BP Tel: 0300 060 1117

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This brochure was designed in June 2015

Notes:
Directions
From the A697 Moor House cross roads take the Rothbury turning. Continue through Rothbury and Thropton and follow the road to Sharperton then to Alwinton. Before reaching the village of Alwinton take the right hand turn signposted for Clennell where there will be a For Sale board and follow the Kidlandlee signs. After the tarmac road finishes at Clennell Hall proceed over the cattle grid and take the gravel road to Kidland Forest. On entering the forest at the sign take the first hairpin turning to the left up hill. Proceed up the winding gravel road then take the first right turn signposted to Kidlandlee and follow the signs.

Post Code for sat nav users: NE65 7DA