



CRAGSIDE EQUESTRIAN CENTRE, BARDON MILL, HEXHAM,
NORTHUMBERLAND, NE47 7JR



CRAGSIDE EQUESTRIAN CENTRE, BARDON MILL

Cragside Equestrian Centre is an exceptional equestrian property extending to approximately 28.51 acres, featuring a three-bedroom Scandinavian-style log cabin, 14 stables, a floodlit all-weather arena, and a versatile warehouse. Set in a sought-after Northumberland location, it offers an outstanding lifestyle opportunity with excellent potential for business diversification, including tourism and leisure ventures such as holiday lodges or glamping, subject to the necessary consents.

- Fantastic business opportunity
- 14 stables, outdoor arena and extensive equestrian facilities
- Circa 28.51 acres of land
- Three-bedroom residential cabin
- Picturesque countryside setting
- Energy efficiency rating C

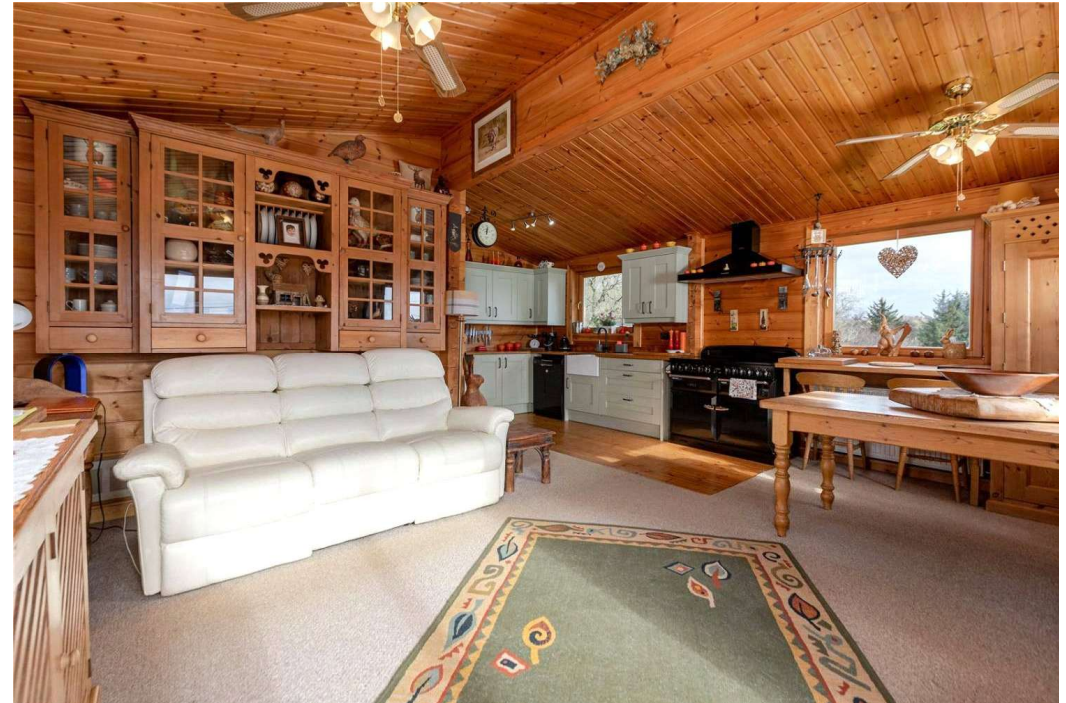
OFFERS OVER £700,000

GET IN TOUCH

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DESCRIPTION

The Scandinavian-style lodge provides comfortable on-site accommodation comprising three bedrooms and occupies an elevated position with panoramic views across the Tyne Valley. Overlooking the stables and outdoor arena, it offers an ideal live-work arrangement for an equestrian enterprise or, subject to any necessary consents, excellent potential as a holiday let.

The land extends to approximately 28.51 acres of well-maintained grazing pasture together with mature woodland, creating a private and picturesque setting. Situated close to Vindolanda Roman Fort, Hadrian's Wall and other renowned visitor attractions, the property presents exciting opportunities for diversification into tourism, leisure or hospitality, subject to the necessary planning permissions.

The equestrian facilities are centred around an attractive 'U'-shaped timber stable block, arranged around a central courtyard and comprising 11 loose boxes, all benefiting from electricity and water. A further three stables are located within an adjoining paddock, together with a separate tack room and storage building positioned opposite the main stable block.

A substantial steel-framed building extending to approximately 2,000 sq ft, currently utilised as warehousing in connection with the existing retail business. Fully insulated and benefiting from oil-fired heating and Wi-Fi connectivity, the building offers highly versatile accommodation suitable for a wide range of commercial, leisure or hospitality uses, subject to the necessary consents. The space also incorporates office accommodation, kitchen facilities and a WC, making it well-equipped for immediate occupation while offering excellent potential for business diversification or alternative commercial ventures.

The 25m x 40m outdoor all-weather arena, finished with a sand and rubber surface, provides excellent year-round schooling and exercise facilities suitable for a range of equestrian disciplines.

An additional and particularly characterful feature is the historic stone building located within the woodland on the northern boundary. Formerly serving as a winch house associated with local mining operations, this atmospheric structure offers potential for sensitive restoration or alternative use, subject to the necessary statutory consents.



Overall, this property represents a rare opportunity to acquire an established equestrian holding with residential accommodation, commercial buildings and exceptional potential for further diversification. In addition to its existing equestrian facilities, the property offers excellent scope for tourism and leisure development, subject to the necessary consents, with opportunities for ventures such as holiday lodges, glamping accommodation, or other rural enterprise uses.

LOCATION

Cragside Riding School occupies a picturesque rural setting on the outskirts of the sought-after village of Bardon Mill in the heart of the Tyne Valley, Northumberland. The property enjoys an elevated position with attractive open views across rolling countryside, while remaining within easy reach of local amenities.

Bardon Mill is a highly regarded village situated approximately 10 miles west of Hexham and offers a range of everyday facilities.

The surrounding area is renowned for its outstanding natural beauty and rich heritage. Hadrian's Wall UNESCO World Heritage Site, Vindolanda Roman Fort and Museum, and The Sill National Landscape Discovery Centre are all within a few miles, attracting visitors throughout the year. The area also provides exceptional opportunities for walking, cycling, horse riding and other outdoor pursuits, with extensive bridleways, quiet country lanes and access to Northumberland National Park nearby.

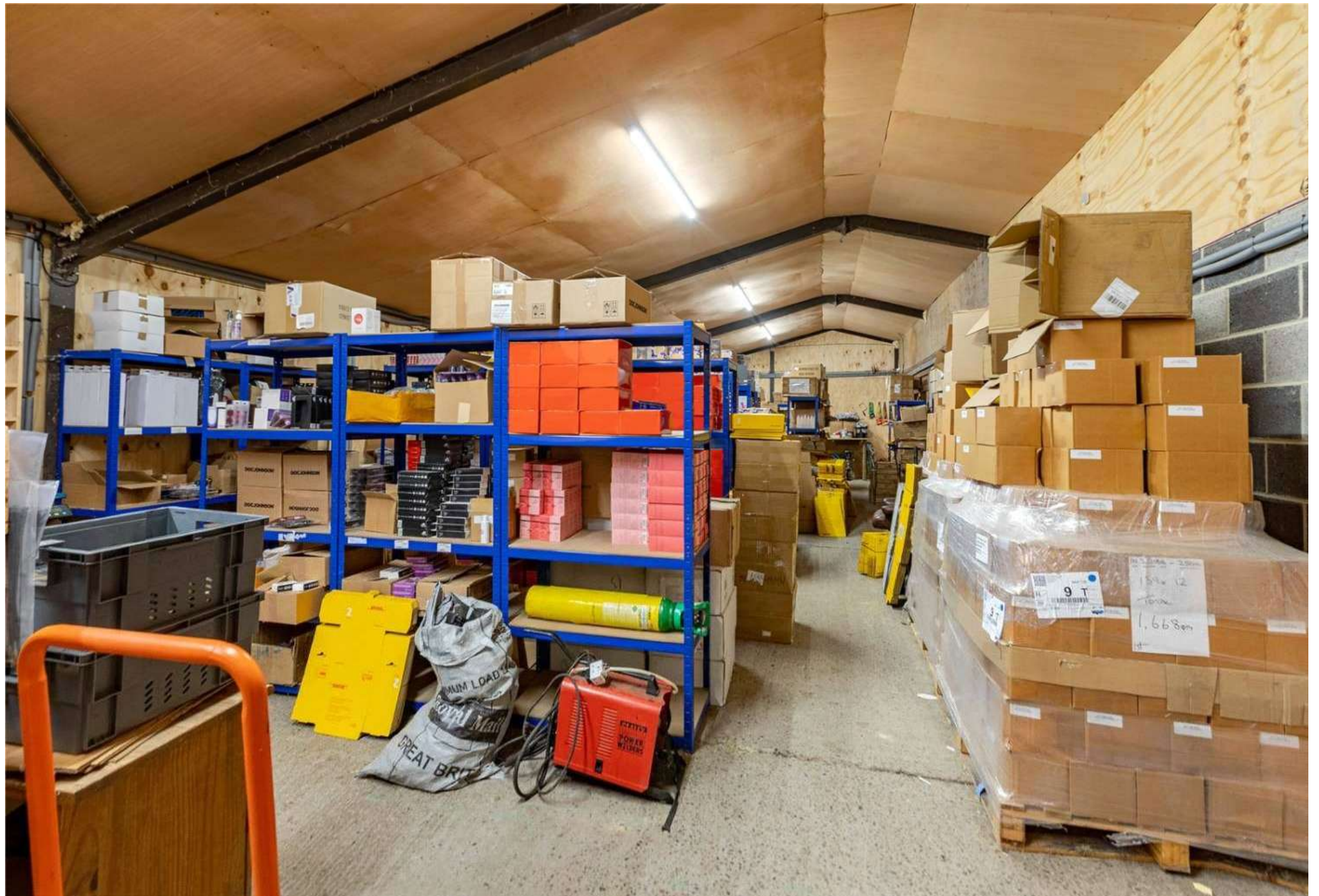
SERVICES

Mains electricity and water are connected. Oil fired central heating to radiators also supplying the domestic hot water. Private drainage via a septic tank.

CHARGES

Northumberland County Council tax band A.







REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

WAYLEAVES, EASEMENTS AND 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

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.









Ground Floor

Main area: approx. 76.6 sq. metres (824.2 sq. feet)
Plus roof terrace, approx. 24.9 sq. metres (267.5 sq. feet)



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Cragside Riding School and Livery, Bardon Mill

Riding School Stables

Approx. 384.9 sq. metres (4142.9 sq. feet)



Total area: approx. 384.9 sq. metres (4142.9 sq. feet)

Cragside Riding School and Livery, Outbuildings and Stables, Bardon Mill

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