



SOUTH FARM DEVELOPMENT, SLEAFORD, NORTHUMBERLAND,
NE47 0BQ

Dutch Barn



SOUTH FARM DEVELOPMENT, SLALEY

Hexham, Northumberland, NE47 0BQ

South Farm presents a rare opportunity to create an exceptional collection of five sustainable farmstead conversions in the heart of the highly sought-after village of Slaley, near Hexham. Positioned on the southern edge of the village, the development enjoys breathtaking panoramic views across the valley towards Slaley Forest, combining rural tranquillity with the convenience of village living.

- Exciting development opportunity
- Full planning permission for five residential dwellings
- Popular village location
- Adjoining paddocks available by separate negotiation

VIEWINGS

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

GET IN TOUCH

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West View Barn & East View Barn



East View Barn



Field Barn



DESCRIPTION

South Farm offers the perfect balance of accessibility and privacy, ideally located within walking distance of the village shop, primary school, local public house and community hall. Set back from the main road, the development benefits from an enhanced sense of exclusivity and prestige while retaining its traditional agricultural character.

The scheme is accessed via two separate entrances. The existing farm access will provide a shared driveway for 'Dutch Barn' and 'The Granary', an impressive Grade II listed barn which adjoins South Farm Farmhouse. A new secondary access to the east of the existing entrance will serve Field Barn, East View Barn and West View Barn. Depending on the method of sale, a right of way may be retained over part of this access to facilitate access to the adjoining paddocks, as identified by the brown hatched area on the sale plan.

FIELD BARN

(PLANNING REFERENCE 26/00851/FUL)

Field Barn has planning permission to create an outstanding detached three-bedroom residence. Beautifully positioned to the rear of the steading, it commands uninterrupted panoramic views across the valley from east to west. The thoughtfully designed conversion provides spacious split-level accommodation arranged over two floors, maximising both the barn's unique character and its spectacular setting. Wraparound gardens, a detached double garage and a private driveway extending from the steading further enhance the property's appeal.

EAST VIEW BARN AND WEST VIEW BARN

(PLANNING REFERENCE 25/03860/FUL)

East View and West View will be created from the existing steel portal-framed agricultural buildings, resulting in two generously proportioned, linked-detached four-bedroom homes. The contemporary layouts have been carefully designed to make the most of the exceptional countryside views, with principal living spaces and gardens positioned to enjoy the stunning south-facing aspect. These impressive homes offer spacious family accommodation while embracing the character and setting of the original farmstead.

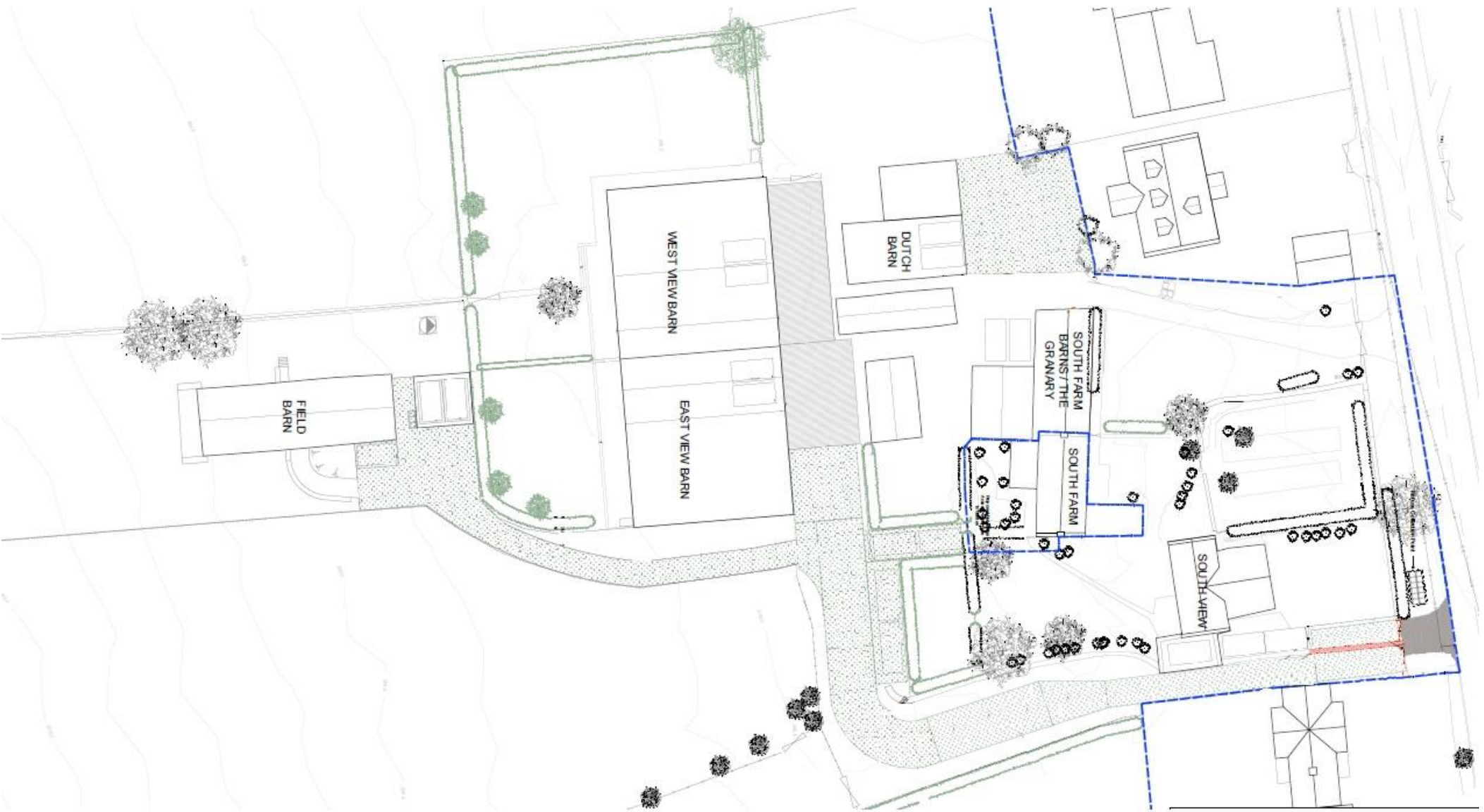
DUTCH BARN

(PLANNING REFERENCE 25/02854/FUL)

Situated on the western side of the steading, Dutch Barn incorporates both the traditional Dutch barn and adjoining stone byre. Accessed via the original shared driveway with The Granary, the conversion will create a striking detached three-bedroom home with attractive south and west-facing gardens. The design preserves the agricultural heritage of the buildings while delivering a distinctive and contemporary countryside home in an exceptional setting.

The Granary





(PLANNING REFERENCE 25/01128/FUL)

South Farm offers an exceptional opportunity to acquire and develop a collection of unique homes in one of Northumberland's most desirable villages. Combining outstanding architecture, heritage buildings and spectacular countryside views, the development promises a rare blend of rural charm, sustainability and contemporary living. Additional paddocks are available by separate negotiation.

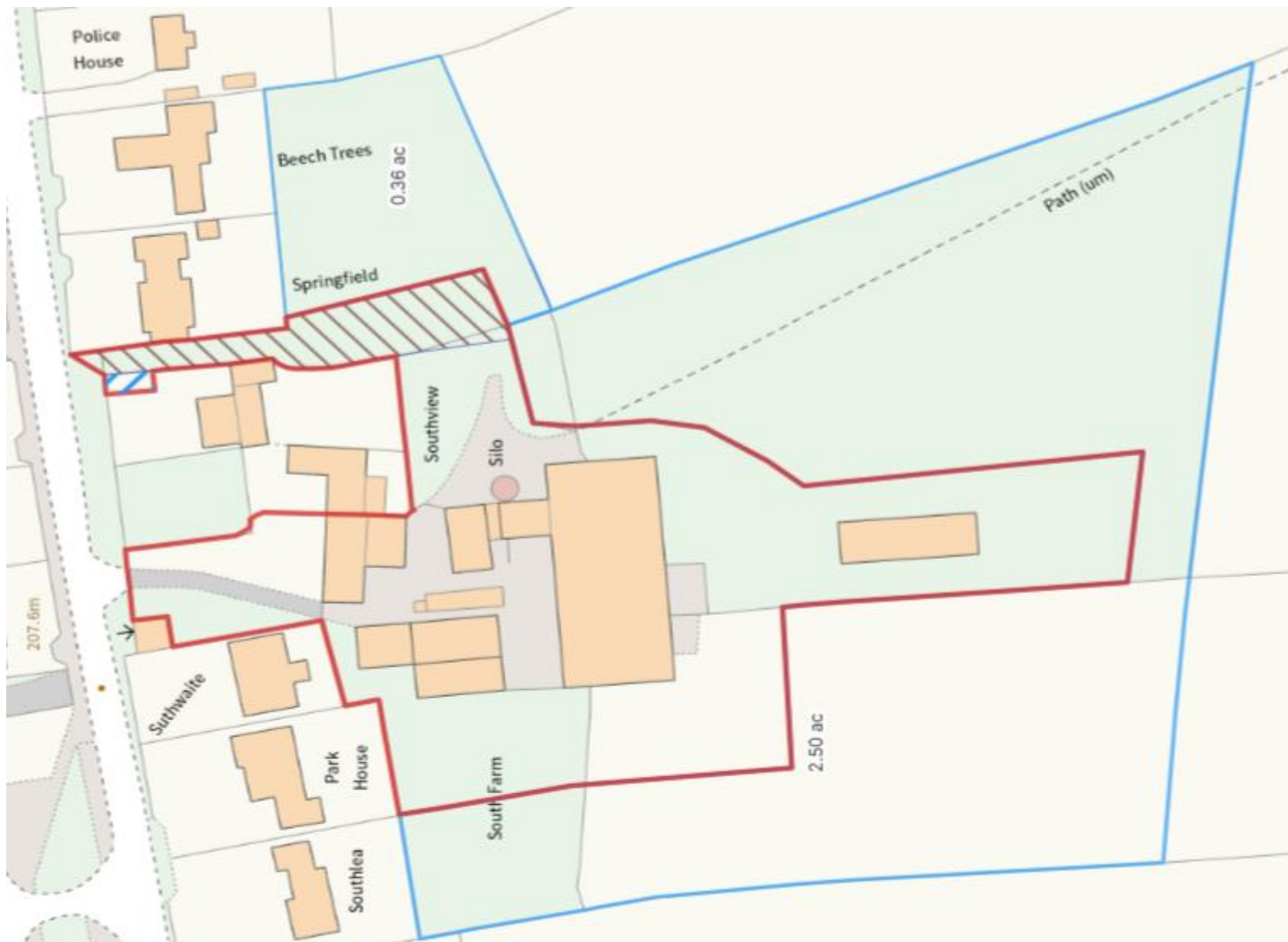
The historic market town of Hexham lies approximately 8 miles away and provides an extensive range of shopping, leisure and professional services, together with highly regarded schools and a railway station offering regular services to Newcastle upon Tyne and Carlisle. The A69 provides excellent road links across the region, with Newcastle city centre and Newcastle International Airport both readily accessible.

Reference numbers: 25/02854/FUL 26/00851/FUL 25/01128/FUL 25/03860/FUL

Electricity, water, and drainage connections are understood to be available in the vicinity of the site. Prospective purchasers should satisfy themselves as to the availability, location, capacity, and suitability of all services and the cost of any necessary connections.

Note 3: Southview will retain a full right of access over the area hatched in blue.

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.



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