



LAND AT HAWKSTEEL
ALLENDALE, NORTHUMBERLAND, NE47 9NW



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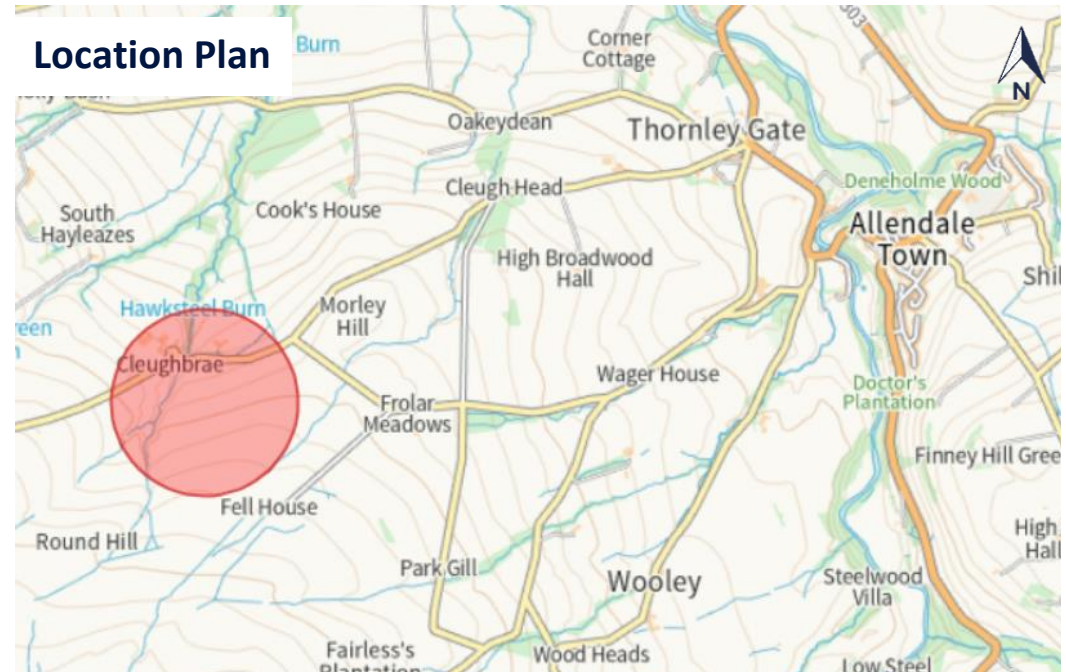
Allendale, Northumberland, NE47 9NW

The land at Hawkssteel provides an excellent opportunity to acquire a well-located block of productive agricultural land set within a ring fence and benefitting from roadside access and approximately 2 miles from the popular village of Allendale in the heart of the North Pennines.

- Extending in total 33.56 hectares (82.89 acres)
- Productive Grade 3 Agricultural Land
- Roadside access
- Investment opportunity
- Diversification and/or Environmental potential

GUIDE PRICE: £400,000

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.



Not to scale for illustrative purposes only





DESCRIPTION

The sale of land at Hawksteel offers an excellent opportunity to acquire a productive block of bare agricultural land. The land is currently laid to grass and has been well managed over a number of years, providing a strong sward suitable for the grazing of livestock and mowing.

In total, the land extends to approximately 33.56 hectares (82.89 acres) of productive Grade 3 agricultural land, of which 10.61 hectares (26.21 acres) is suitable for mowing.. Soils are predominantly loamy and clayey in nature, typically well suited to grassland production. The land ranges from approximately 320m to 385m above sea level.

The land is currently farmed in hand and has benefitted from regular applications of fertiliser, together with ongoing grassland improvements designed to maintain and enhance productivity. In recent years the land has also been managed under a Sustainable Farming Incentive (SFI) scheme.

The land is well located, meaning the land is easily accessible for farmers to incorporate into their current farming operations.

The property benefits from stock proof boundaries, being primarily traditional drystone walls and stock fencing, all of which have been well maintained. The land is in good heart and is understood to be well drained.

The land also lends itself to a range of alternative uses, including exploring additional agri-environment schemes or via a private funding schemes such as biodiversity net gain. It may also be of interest to equestrian use or lifestyle purchasers seeking a convenient and easily managed parcel of land.

FIELD PARCEL ID	ACRES	HECTARES	CROPPING
1	10.89	4.41	Mowing/Grazing
2	6.03	2.44	Mowing/Grazing
3	5.78	2.34	Mowing/Grazing
4	7.14	2.89	Grazing
5	3.51	1.42	Mowing/Grazing
6	11.26	4.56	Grazing
7	23.14	9.37	Grazing
8	15.14	6.13	Grazing
Total	82.89	33.56	

LOCATION

The land occupies an excellent position approximately 2 miles west of the attractive market town of Allendale and around 7 miles south of Haydon Bridge, where there are connections to the A69. The A69 provides convenient east–west links between Carlisle and Newcastle, as well as onward access to the A1 and M6.

This accessible yet rural setting places the property within reasonable reach of established livestock auction marts at Hexham, Carlisle and Longtown, while also offering strong appeal to lifestyle and equestrian buyers seeking proximity to nearby villages, market towns and the wider Northumberland countryside.

What3Words: ///cliff.shallower.scorpions

ACCESS

The land is conveniently accessed from several points directly off the public highway, enhancing ease of management and flexibility of use.

ENVIRONMENTAL SCHEMES

The land is currently managed under a Sustainable Farming Incentive (SFI) Scheme. Details of the agreement are available upon request.

SERVICES

The land benefits from both natural and mains water trough supply.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Property is offered for sale by Private Treaty as a whole. The vendor reserves the right to conclude the sale as they wish. Offers for alternative lots may be considered. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded.

WAYLEAVES/EASEMENTS/PUBLIC RIGHT OF WAY

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.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral rights are included in the sale in so far as they are owned.





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.

TENURE

Freehold with vacant possession on completion.

ANTI 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, i.e. driving licence or passport and the other being a utility bill showing their address.

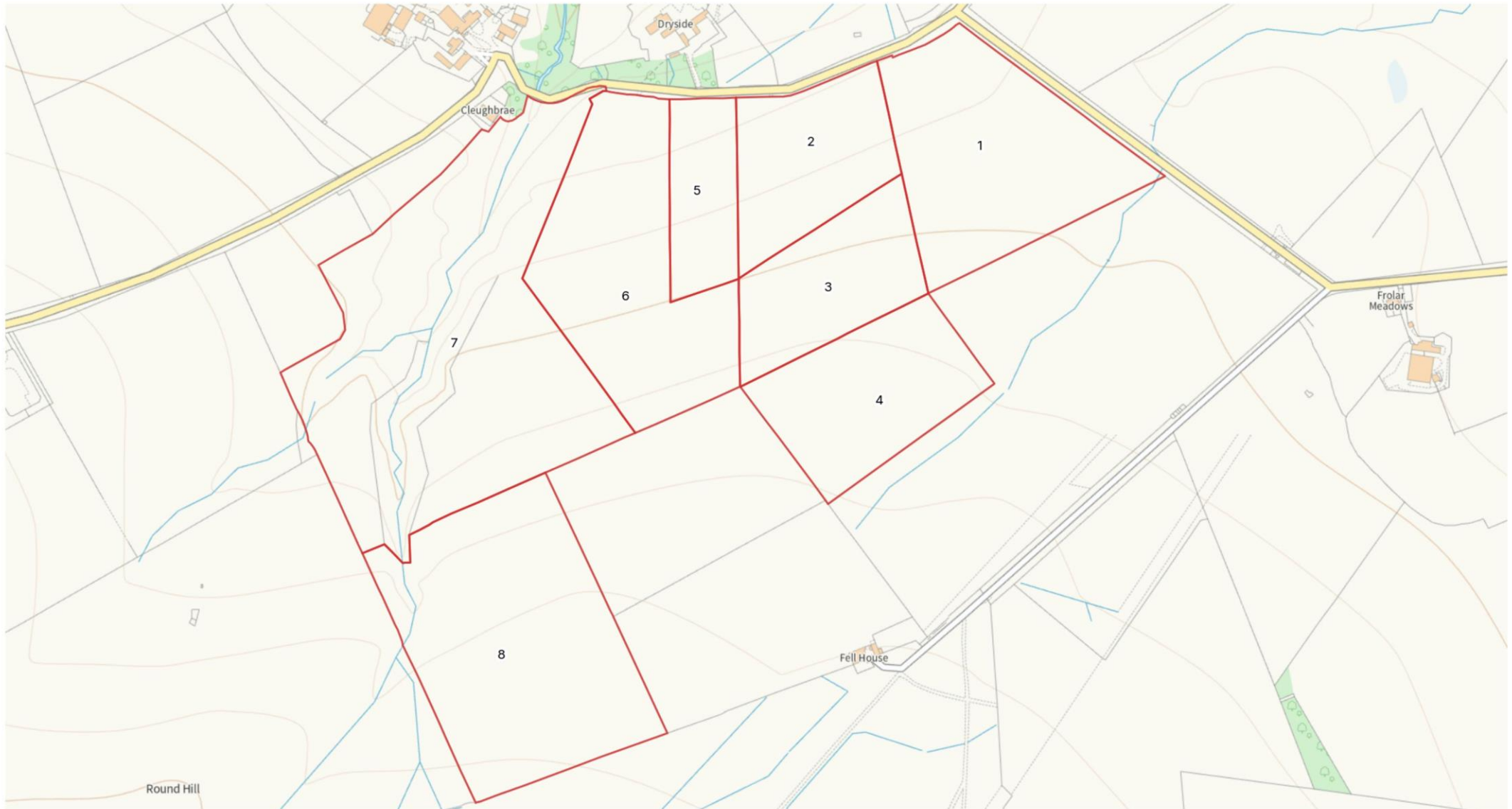
LOCAL AUTHORITY

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

VIEWINGS

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting youngsRPS, Hexham on 01434 609000 or katie.proctor@youngsrps.com

Particulars prepared and Photographs taken: July 2026



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