



THE OLD POST OFFICE, SPARTY LEA, HEXHAM

**Vickers
& Barrass**
— Est. 1973 —

Land and Estate Agents

The Old Post Office Sparty Lea Hexham Northumberland

The Old Post Office enjoys a stunning location and presents an opportunity to acquire a rural property with huge potential. Including a three bedroom house with adjoining stable, a range of traditional farm buildings, a Grade II listed disused cottage together with adjoining garden, parking area and four blocks of pasture land.

FOR SALE AS A WHOLE OR IN FOUR SEPARATE LOTS BY PRIVATE TREATY

Offers over £380,000

- Farmhouse, land and buildings
- Diversification opportunities
- Small holding
- Equestrian property
- Approximately 8.40 hectares (20.75 acres)



**Vickers
& Barrass**

— Est. 1973 —

Land and Estate Agents

LOCATION

Sparty Lea is a small hamlet in South West Northumberland and is situated in an Area of Outstanding Natural Beauty. The property is four miles South of Allendale and approximately fifteen miles South West of Hexham.

Allendale and Hexham are busy market towns with a selection of local shops and supermarkets. There are schools, healthcare and veterinary surgeries in both Allendale and Hexham in addition to Hexham General Hospital.

DESCRIPTION

The Old Post Office is a property with enormous potential and represents the opportunity to acquire a house with additional land and buildings, located in the North Pennines Area of Outstanding Natural Beauty.

The Old Post Office is a three bedroom farmhouse built from traditional Northumbrian stone under a slate roof.

At present the property comprises a living room with open fire, kitchen, pantry, rear entrance porch with wc and sitting room with dual aspect and open fireplace on the ground floor. On the first floor there are three bedrooms and a bathroom.

The property requires full renovation and presents a blank canvas.

In addition to the living accommodation, the farmhouse is adjacent to two separate ranges of traditional buildings, of which one is a Grade II Listed former cottage with an enclosed garden.

There are clear opportunities for the development of additional dwellings or holiday lets close to the popular town of Allendale and the North Pennines. Any development would be subject to acquiring the necessary consents.

There is also a pole barn hay shed which, if modernised, could be a useful building for either farming or conversion to stables.





DIRECTIONS

The Old Post Office is accessible by the B6295 which runs between Allendale and Allenheads. The Old Post Office dwelling house is a detached property which is in close proximity to other dwellings within the hamlet of Sparty Lea. The property is bisected by the B6295 and although fragmented, the dwellings, buildings and land all have good access off either the public highway or the Long Drag.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and Basic Payment Scheme (BPS). The entitlements could be available by separate negotiation. If required, a transfer fee of £350 plus VAT will be payable to the selling agents.

SERVICES

The property is served by mains electricity, a private shared spring water supply and drainage is to a septic tank.

DESIGNATIONS

The property in its entirety is within the North Pennines Area of Outstanding Natural Beauty. The former cottage is Grade II Listed.

TENURE

The property is held freehold. The land is currently let on a grazing agreement with vacant possession available from November 2022.



WAYLEAVES & EASEMENTS

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and all other rights of adjoining owners (if any) affecting the same and all matters registrable by any competent authority subject to statute.

MINERALS/SPORTING RIGHTS

Mineral rights are excepted and reserved. Sporting rights are in hand.

COUNCIL TAX & EPC RATING

EPC rating G
Council Tax is Band D

LOCAL AUTHORITY

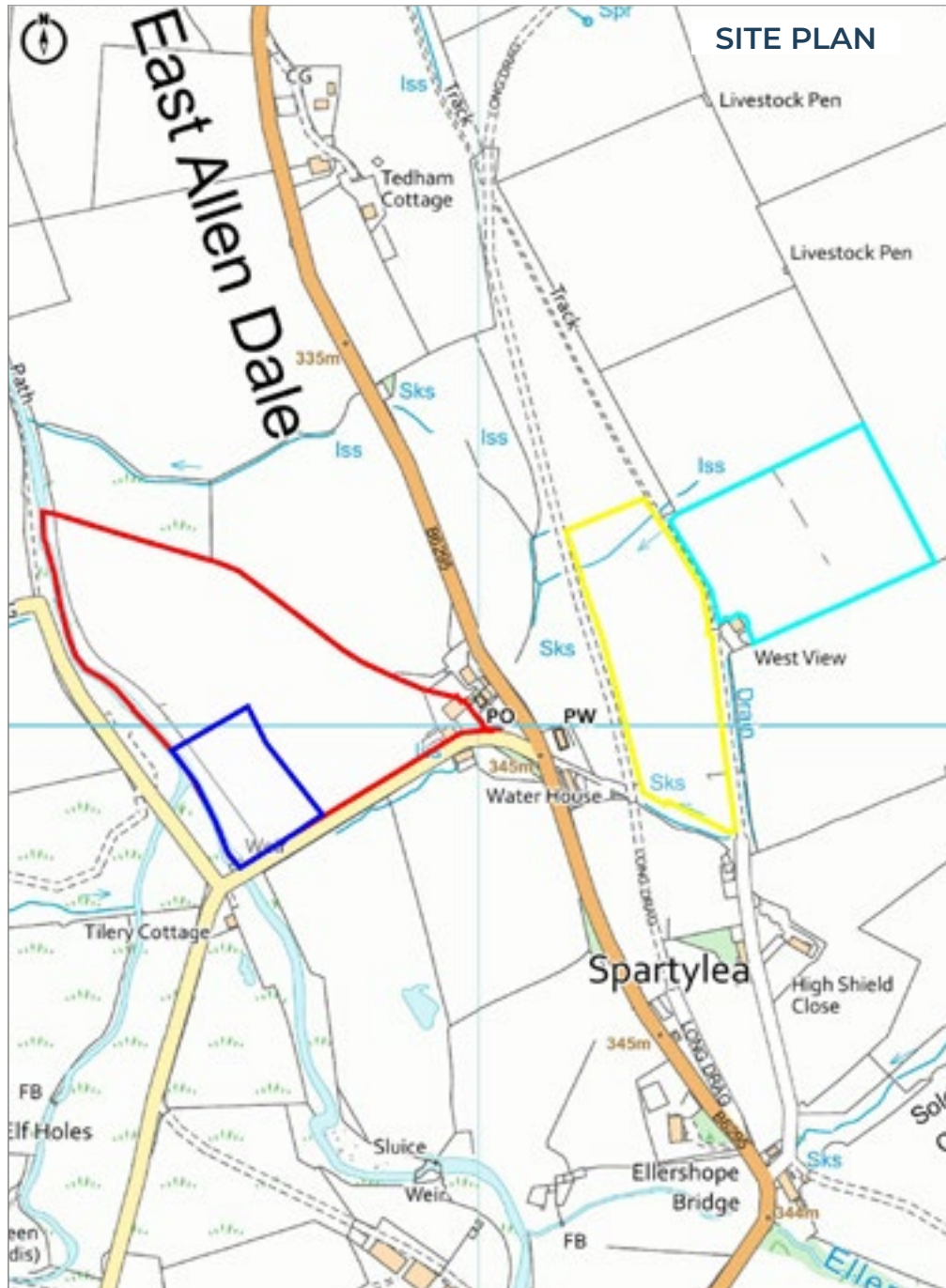
Northumberland County Council

MONEY LAUNDERING

Please note the purchaser(s) will be required to comply with anti-money laundering regulations.

VIEWINGS

Viewings are strictly by appointment with Vickers & Barrass Darlington office
Tel: 01325 728084



LAND

The land is divided into four separate land parcels as shown on the land plan.

The approximate areas are as follows: -

Lot 1 Outlined red - Including Farmhouse, buildings and approximately 3.68 hectares (9.09 acres) of land.

Lot 2 Outlined blue - 0.75 hectares (1.85 acres) of pasture.

Lot 3 Outlined yellow - 1.93 hectares (4.77 acres) of pasture.

Lot 4 Outlined turquoise - 2.04 hectares (5.04 acres) of pasture.

BOUNDARIES

If lot two is purchased separately the purchasers will be responsible for erecting a stock proof fence.

EPC RATING





FLOOR PLANS



Total area 245.4 m²... 2641 ft²
 All measurements are approximate and for display purposes only

IMPORTANT NOTICE

Vickers & Barrass Chartered Surveyors trading as T H Vickers Limited for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract;
- all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.
- No employee of Vickers & Barrass, Chartered Surveyors has

the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

- Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.
- The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- Where any reference is made to planning permissions or potential uses, such information is given by

Vickers & Barrass, Chartered Surveyors in good faith.

Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

- The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.
 - The property is sold subject to reserve(s).
 - Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.
- The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared September 2022



www.vickersandbarrass.co.uk
info@vickersandbarrass.co.uk

Tow Law Office

16/17 Castle Bank
Tow Law, Bishop Auckland
Co Durham DL13 4AE
T: 01388 730095

Darlington Office

Humbleton Park
West Auckland Road
Darlington DL2 2YH
T: 01325 728084

**Vickers
& Barrass**
— Est. 1973 —

Land and Estate Agents