## REDSHAW

## ELSDON, NORTHUMBERLAND, NE19 1BS

# Galbraith



### REDSHAW, ELSDON, NORTHUMBERLAND, NE19 1BS

A delightful residential and grassland farm lying within a ring fence in the Northumberland National Park.

#### 197.26 acres (79.83 ha) or thereabouts

Elsdon 0.5 mile 
Morpeth 19 miles
Newcastle upon Tyne 29 miles
Newcastle Airport 23 miles

- Beautifully restored and superbly appointed four-bedroom farmhouse of great character with outstanding views
- Residential annexe and other buildings with potential for other uses (subject to obtaining the relevant consents)
- 22.49 acres of meadow land
- 170.10 acres grazing land
- 1.90 acres mixed woodland
- For sale by private treaty as a whole or in two lots



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#### DESCRIPTION

Redshaw is a highly attractive residential and grassland holding of around 197.26 acres (79.83 ha) lying in a spectacular position in Redesdale, one of Northumberland's most stunning locations. Redesdale is known for its privacy, seclusion, dramatic landscapes and Dark Skies.

The property is well-shaped and easily accessible, with the final approach being via a private tarmac roadway.

The centrepiece is an outstanding, four-bedroom family home which has been lovingly created by the current owners from the original working farmhouse. This is centrally located within the property and enjoys panoramic views over much of Redesdale to The Cheviot Hills beyond.

While enjoying a striking position with considerable privacy, Redshaw enjoys excellent access. Elsdon Village, with its thriving public house, church and village hall, lies 0.5 mile to the north, with Otterburn around 4 miles to the west. Ponteland (22 miles) and Newcastle upon Tyne (29 miles) are easily reached via the A696 road, situated just over 1 mile to the south. Morpeth lies around 19 miles to the east.

The property includes approximately 192.59 acres of grassland, including good quality, in-bye mowing and pasture fields, and more expansive areas of upland grazing.

The woodland includes an attractive mixed conifer stand to the west of the farmhouse and two mainly broadleaved woodlands. These provide substantial wildlife and ecological interest, as well as sporting potential.

The current owners have devoted enormous attention over the last 30 years to the creation of a fabulous family home and the enhancement of the land and field boundaries. The result is a striking and superbly presented rural property with enormous charm and formidable environmental credentials. Redshaw is well-suited both to the pursuit of an extensive livestock enterprise and to conservation initiatives. There is believed to be scope for further tree and hedge planting and other natural capital-related ventures. The setting and nature of the property also lends itself to the pursuit of leisure or recreational enterprises (subject to the relevant consents) if desired.

#### TENURE

The property is freehold and is offered for sale as a whole or in two lots, with vacant possession subject only to a grazing and mowing licence over the majority of the farmland which ends on 31st March 2026.

#### THE FARMHOUSE

The farmhouse occupies a commanding, centrally located position within the property and enjoys outstanding views over Elsdon, Bilsmoor and towards the Cheviot Hills. It is approached from the minor public road via a well-maintained private tarmacadam roadway.

The two storey farmhouse has been formed by the careful restoration and extension of the original farmhouse and adjacent byre. It is built in dressed sandstone under slate.









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#### The accommodation includes:

On the ground floor: front entrance porch, reception hall with stairs off, kitchen incorporating extensive Callerton range in oak veneer and incorporating centre isle, four-oven oil-fired Aga and gas-fired Aga Companion plus two-oven electric oven; conservatory off in timber double glazing, drawing room with open log fire with custom made stone hearth surround and mantel, with access directly to conservatory and direct access via French windows onto front (south) terrace; dining room, utility room with good range of fitted wall units, cloakroom, lobby and further side entrance hall. Sun Room: timber double glazed with tiled floors and access directly to garden and leading directly to The Byre.

On the first floor: landing; "Long Room", a guest room with en-suite bathroom; L-shaped master bedroom enjoying views to north, south and west and with en-suite bathroom; two further double bedrooms and a family bathroom.

**The Byre:** this annexe is linked to the main house by the sun room and incorporates a living area with steam shower room off. It offers guest or dependent relative accommodation, or possible use as office space for home working, or as a gym. There is a loft over which is boarded and carpeted out. The Byre has an independent oil-fired central heating system and also has independent access from the outside.

There is an integral double garage with concrete floor, up-and-over timber doors, fitted work bench and dog-wash facility.

The house has oil-fired central heating, mains water and is fully double glazed.

EPC: Band D

Council Tax: Band G

#### **BUILDINGS**

To the east of the farmhouse is a timber-framed workshop/games room complete with work bench and mains electricity. In Charlotte's Wood, to the west of the house, there is a small timber outbuilding.

The principal farm building is a 3-bay open-fronted Farmplus livestock/machinery building (13.68m x 4.85m) having timber walls under a box profile steel sheet roof with a pen/corral area to the south.

Adjacent to Parcel 4779 there is a small timber building with adjacent timber sheep handling system.

On the western edge of the property stand the ruined remains of a former tileworks kiln and associated workers' cottages. These may provide some potential for development (subject to the required consents).

#### FARMLAND

The land lies between the 160m and 250m contours and includes around 22.49 acres of good, gently sloping, mowable land in three separate parcels. This has been well managed and regularly mucked in recent years. Otherwise, there are around 170.10 acres of permanent pasture, ranging from good, small in-bye fields to upland fell grazing. Much of the property has been comprehensively re-fenced in recent years and has benefitted from extensive hedge planting and restoration.

Aside from the mowing land, the land has been devoted to grazing by sheep and cattle.

#### WOODLAND

There are approximately 1.90 acres of woodland on the property, in three principal stands. While Charlotte's Wood comprises a semi-mature, mixed mainly coniferous stand, Amy's and Beth's Woods are of mainly native broadleaved species and offer great scenic, environmental and wildlife interest. There is scope for more woodland planting, subject to the necessary approvals.

#### **ENVIRONMENTAL SCHEMES**

Redshaw is subject to a Mid-Tier Countryside Stewardship Scheme, running until 31st December 2028. This delivers an annual management payment of £13,361 in respect of hedgerow and grazing management. It also offers capital grants at the latest full rates for 3,121 metres of new hedgerow planting to be completed by 31st December 2026.

While the annual management payment for 2025 will be retained by the vendors, It is intended that the scheme will be taken over by the purchaser and any subsequent payments will be received by the new owner. More details are available from the selling agents.

#### **BASIC PAYMENT SCHEME**

Any remaining legacy payments under the BPS will be retained by the vendors.

#### **METHOD OF SALE**

The Farm is offered for sale by private treaty either as a whole or the following two lots:

Lot 1: Redshaw House, gardens, pasture, woodland and building extending to 13.42 acres as outlined in red.

Lot 2: Mowing land, pasture and woodland extending to around 183.84 acres as outlined in blue.

Practical lotting alternatives will be considered and prospective purchasers should make their interest known to the selling agents as soon as possible. The Vendor reserves the right to conclude negotiations by any other means and is not obliged to accept any offer.

#### **DESIGNATIONS**

The vast majority of Redshaw falls within the Northumberland National Park, though parcel 7101 and a small section of 0122 fall outside the Park boundary.





#### SERVICES

Mains water via a private pumped system. Mains electricity with generator back-up facility and EV charging point. Private drainage to septic tank. Oil-fired central heating to farmhouse with a separate system serving The Byre.

#### SPORTING, TIMBER AND MINERAL RIGHTS

Mineral rights, sporting rights, fallen and standing timber are included in the sale in so far as they are owned.

#### **RIGHTS OF WAY, EASEMENTS AND WAYLEAVES**

Annual wayleave payments are received in respect of overhead electricity and underground BT cables.

The Property is being sold subject to the benefits of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

#### ENTRY

The date of entry will be by mutual agreement. The majority of the land is subject to a grazing and mowing licence which expires on 31st March 2026.

#### DIRECTIONS

If travelling from the south, take the A696 through Ponteland and Belsay heading for Otterburn. 7 miles north of Kirkwhelpington, turn right onto the C186 road at Raylees, signposted Elsdon. Continue on this road for 1.25 miles then turn right immediately before reaching Elsdon Bridge. Continue on this road for 0.5 mile and turn right at the signed entrance to Redshaw. If travelling from the north leave the A696 just east of Otterburn, turning left onto the B6431 signposted for Elsdon. From Elsdon, take the C187 signed for Morpeth. Turn left immediately after crossing Elsdon Bridge and take the minor road uphill for 0.5 mile before turning right at the gated access marked Redshaw.

#### WHAT.3.WORDS

///rushed.endearing.dragonfly (farmhouse)

#### POSTCODE

NE19 1BS

#### LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF

Northumberland National Park Authority, Eastburn, South Park, Hexham, Northumberland, NE46 1BS

#### VIEWINGS

Viewings are strictly by prior appointment and only through the selling agents, Galbraith, Morpeth on 01670 331500.

#### **HEALTH & SAFETY**

The Property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

#### ANTI MONEY LAUNDERING (AML) REGULATIONS

Galbraith is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on all purchasers. This requirement is absolute and must be satisfied before we commence work on your behalf. In order to comply with this requirement, Galbraith works in partnership with First AML, 'The UK's preferred AML solution'. Purchasers will be contacted directly by First AML via email, who will request all necessary identification documentation. If Purchasers cannot complete the request from First AML, please contact Galbraith at your earliest convenience to make other arrangements. Purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) identification or b) copies of the same certified and dated by an appropriate professional. Failure to provide this information may result in an offer not being considered.

#### **MORTGAGE FINANCE**

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alice Wilson on 01292 268181. Email: Alice.Wilson @galbraithgroup.com











REDSHAW FARM - SCHEDULE OF AREAS				
PARCEL ID	DESCRIPTION	AREA (AC)	AREA (HA)	
LOT 1				
4525	House, Garden and Grounds	2.35	0.95	
Charlotte's Wood	Woodland	0.77	0.31	
6331	Permanent Pasture	4.15	1.68	
5621	Permanent Pasture	5.05	2.05	
4621	Permanent Pasture	0.57	0.23	
Amy's Wood	Woodland	0.35	0.14	
Misc	General Purpose Shed	0.17	0.07	
	Total	13.42	5.43	
LOT 2				
0492	Permanent Pasture	0.43	0.17	
4779	Mowing Land	0.15	0.06	
0122	Permanent Pasture	51.62	20.89	
2542	Permanent Pasture	12.50	5.06	
Beth's Wood	Woodland	0.79	0.32	
7101	Permanent Pasture	0.81	0.33	
5506	Permanent Pasture	41.27	16.70	
4567	Mowing Land	6.98	2.82	
3831	Mowing Land	7.64	3.09	
2198	Permanent Pasture	27.44	11.11	
9110	Permanent Pasture	18.74	7.59	
5056	Permanent Pasture	7.49	3.03	
5576	Mowing Land	2.06	0.83	
5438	Mowing Land	5.67	2.29	
Misc	Sheep Pens	0.25	0.10	
Total		183.84	74.40	
GRAND TOTAL		197.26	79.83	

REDSHAW FARM - SUMMARY OF AREAS			
DESCRIPTION	(Ac)	(Ha)	
Permanent Pasture	170.10	68.84	
Mowing Land	22.49	9.10	
Woodland	1.90	0.77	
Miscellaneous	0.42	0.17	
House, Garden and Grounds	2.35	0.95	
TOTAL	197.26	79.83	







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further information prior to viewing. Prospective ulars shall be deemed to be a statement as to the closing date for offers may be fixed. Prospective to Seller will not be obliged to accept the highest, by costs incurred by interested parties. 4. Offers, admitted to Galbraith, 16 Telford Court, Morpeth,