

THE BLENKINSOPP ESTATE

NORTHUMBERLAND

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A BEAUTIFULLY VARIED ESTATE AMIDST
NORTHUMBERLAND'S FINEST SCENERY.



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THE BLENKINSOPP ESTATE

NORTHUMBERLAND

Haltwhistle 3 miles, Hexham 18 miles, Carlisle 20 miles

Carlisle Airport 14 miles, Newcastle 40 miles

Lot 1: Blenkinsopp Estate (about 424.1 acres)

Principal mansion house with 4 reception rooms, 10 bedrooms, 4 bathrooms, conservatory and integral flat.

Nine estate cottages.

Period stable block including two cottages and estate office.

Walled garden, formal policies and lake.

Land including 182.7 acres pasture, 218.3 acres woodland.

Approximately 1,578 metres of double bank trout fishing on the River Tipalt.

Roe deer stalking.

Sporting rights over a further 540.5 acres.

Lot 2: Hadrian's Wall hill ground (about 115.8 acres)

A useful block of south facing hill ground providing grazing and/or excellent tree planting opportunity subject to permissions.

For sale as a whole or in 2 lots

In all about 539.9 acres (218.5 hectares)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

SITUATION

Blenkinsopp is situated in the heart of rural Northumberland, adjacent to the National Park and amidst northern England's most dramatic landscapes. The land lies on a south facing slope with the River Tipalt and the Painsdale Burn running through the estate in the valley bottom; both are tributaries of the River South Tyne which flows west to east, south of the estate. Hadrian's Wall and the spectacular landscape over which it traverses lies immediately north of the estate; there are stunning views to the south towards the moors of Whitfield and Knarsdale.

This is Reiver country, rich in folklore and history. The hills and moors surrounding the estate are ancient, open, unspoilt and renowned for their wild beauty. Blenkinsopp nestles in the valley below which is altogether softer with a more intimate charm.

Notwithstanding its rural location, Blenkinsopp is easily accessible, approached from west and east via the A69 road, which connects Carlisle and Newcastle. Carlisle can be reached in 30 minutes by car and Newcastle in an hour. The small town of Haltwhistle (claimed

as the geographical centre of Britain) lies almost three miles to the east. The town provides excellent local amenities including two supermarkets, petrol station, GP surgery, dental practice, primary and secondary schools, hotels, a number of pubs, cafes and restaurants and a cricket club. Furthermore, there is a railway station providing regular services to the east and west coast mainlines at Newcastle and Carlisle.

Carlisle airport (14 miles) can be reached by car within 20 minutes. There are scheduled flights to London Southend, Belfast and Dublin airports. Newcastle International airport (37 miles) can be reached in 45 minutes and offers a large range of both domestic and international flights.

In addition to the sport offered at Blenkinsopp, pheasant and grouse shooting can be rented on a number of nearby estates, whilst salmon fishing is available on the river South Tyne and the Tyne itself. The estate is within Haydon hunt country.



Tourism is a key part of this region, with the famous Hadrian's Wall and an accompanying long distance path (84 miles long) running east-west to the north of the estate. Hadrian's Wall itself has a number of ancient forts and visitor centres open to the public. Walking, camping and mountain biking are synonymous with the area.

Whether it is sporting, farming, tourism development, woodland management, re-wilding or the concept of natural capital, Blenkinsopp offers a multitude of opportunities to buyers.



DESCRIPTION

The Blenkinsopp Estate is a delightful rural Northumberland estate with a handsome house of high calibre at its core. The estate has good scale and there is genuine potential to create attractive income streams from a variety of enterprises. On the market for the first time for 145 years, the sale represents a generational opportunity to purchase one of Northumberland's pre-eminent estates.

Centred on Blenkinsopp Hall, the estate is cleverly laid out and extends to about 539.95 acres in total. The land is a mixture of rolling grassland, ancient broadleaf woodland, young plantations, attractive winding burns and a lake. From all parts of the estate there are exceptional views, be they far reaching vistas over magnificent moorland to the south or more intimate scenes over managed parkland.

As well as the Grade 2 Listed Blenkinsopp Hall, the estate includes a further eleven estate houses and cottages. There is also a stable block, walled garden and various outhouses, a farm steading and a woodland lake. The land holding includes 212.85 acres of permanent pasture, 218.3 acres of woodland and 85.7 acres of hill. Furthermore, there are 540.5 acres of sporting rights over adjoining land.



There are a number of sporting opportunities at Blenkinsopp. The woodlands and valleys form the basis of an excellent long established pheasant shoot. The shooting could be developed further with the creation of additional woodland and game crops. The same woodlands and open spaces provide for exciting Roe deer stalking.

The lake below the hall has in the past been stocked with trout and it also provides excellent duck fighting. Moreover, great fun can be had fishing for trout on the River Tipalt.

The estate has the most wonderful paths for walking, horse riding or cycling. The ancient landscape is home to specimen trees and wondrous flora and fauna; it has something for everyone.

HISTORY

Blenkinsopp Hall was built in the early 1800s on the site of an earlier house Dryburnhaugh. It began as an ancient peel tower, first mentioned in 1663 as the home of John Blenkinsopp and part of the estates

of the ancient Blenkinsopp family. In 1727 William Coulson married the heiress Jane Blenkinsopp and on their wedding the property was conveyed to him. The Estate was later left to his nephew, Colonel John Blenkinsopp Coulson who built the castellated mansion of Blenkinsopp Hall. Design for improvement of Dryburnhaugh was sought from J White Junior in 1806 – 1835 and the noted Northumbrian Architect, John Dobson added the southeast tower, the stables and interiors that can be seen today.

The south east tower was subsequently removed in 1950. In 1905 an attractive frontage was added to the stable block, forming a handsome clock tower and enclosed stable yard.

The Blenkinsopp Estate has been in the same family's ownership since 1875 when it was bought by Edward Joicey of Whinney House, Gateshead; they have lived there to this day.



LOT 1: THE BLENKINSOPP ESTATE (424.1 ACRES)

Blenkinsopp Hall

The approach to the hall is breath-taking and traverses the lower part of the estate through ancient policies before arriving at the front door. Characterised by its castellated façade, Blenkinsopp Hall is a Grade II listed 19th Century country house dating from c. 1800 with later addition, including a spacious conservatory. With its sunny southerly aspect this house is set in an elevated position looking down over parkland to the spectacular Northumbrian countryside beyond.





The house contains much of its original interior decorative features, including an elegant staircase, generous doorways, fireplaces, corridors and spacious proportions throughout. All of the rooms have plenty of light thanks to the large windows. The accommodation flows well with a sensible layout and is arranged over two floors; there is a cellar complete with original wine bins.



The principal access from outside is through a porch and entrance hall which leads to the generously proportioned main reception rooms, including the stunning kitchen/breakfast/sitting room with its adjoining conservatory.

The house comfortably sleeps twenty people and also has its own self-contained flat (2 double bedrooms, 2 bathrooms, wet room and 2 reception rooms).

(See floor plans for room layout and dimensions).









Gardens and Grounds

The house has beautiful views across its own grounds and the variety of trees and shrubs in the garden offer a constantly changing scene throughout the year. The garden, with its expansive lawns, is breath taking. It is a well-treed mature garden with woodland walks and a huge variety of shrubs. The garden is especially known for its daffodils, azaleas, rhododendrons and herbaceous borders. Stone balustrading separates the formal gardens from its policies and, although no longer in use, there is an impressive walled garden. The newly resurfaced tennis court is within the garden, whilst the lake is within view and only a short walk from the house.

Behind the hall are the 1830's stables (also listed) with their 1903 façade. They include two cottages (details below) as well as 6 working stables, stalls, an office, store rooms and a game larder.





Cottages

Dispersed throughout the estate are a number of cottages, most of which are in good condition and all are currently let on Short Assured Tenancies. They provide a useful income and, potentially, some could provide the basis for a residential holiday cottage business. The cottages have the following accommodation:

Name	Bedrooms	Kitchen/ reception rooms	Bathrooms/ WCs	Utility room	Garage/ outbuildings
East Coach House	3	2	2	1	1
West Coach House	3	2	2	1	
Close Cottage	3	2	2	1	1
Hillhouse Field	2	3	1	2	
East Lodge	2	3	1	1	
North Lodge	3	2	1		1
West Lodge	2	2	1		
Croft Cottage East	3	2	1	1	1
Croft Cottage West	3	2	1		1
Darlees House	3	3	2		2
Darlees Farm Cottage	3	4	1		



East Lodge



Croft Cottages



Hillhouse Field



North Lodge



Darlees House



Darlees



Darlees Farm Cottage

Land

Approximately 83.56 acres of pasture is let annually to neighbouring farmers. The sale includes 20.54 SDA entitlements to BPS. In addition, there are approximately 98.15 acres that form part of the Darlees Farm Business Tenancy (which terminates in February 2024).

Throughout the estate are mixed/diverse woodlands extending to approximately 218.3 acres. They provide shelter and privacy, giving an intimate/secluded feel to the estate. They form the basis of what has been a family shoot and the building blocks to establish a high class shoot going forward. Sporting rights surround the estate extend to approximately 540.5 acres (shaded blue on the estate plan) and add another dimension to the sporting diversity that Blenkinsopp can provide. This includes roe deer stalking and enjoyable trout fishing on the River Tipalt which includes a late run of salmon and sea trout.



LOT 2: BLENKINSOPP FELL (115.85 ACRES)

Blenkinsopp Hill lies on the northern edge of the estate (close to Hadrian's Wall) and makes up the balance of the Darlees Farm Business Tenancy. The land has huge scope. There are approximately 30.15 acres of in-bye ground and 85.17 acres of hill ground which is suitable, subject to obtaining the necessary consents, for tree planting and/or "re-wilding". If sold separately, Lot 2 will not include sporting rights.



GENERAL

Residential Schedule

Property	Occupancy	Electricity	Water	Drainage	Central Heating	Council Tax	EPC
Blenkinsopp Hall	Owner	M	P	ST	Biomass/Oil	H(flat E)	E
East Coach House	AST	M	P	ST	Oil	C	E
West Coach House	AST	M	P	ST	Oil	C	F
Hillhouse Field	AST	M	P	ST	Oil	B	F
East Lodge	AST	M	P	ST	Oil	B	E
North Lodge	AST	M	Mains	ST	Oil	B	F
West Lodge	AST	M	P	ST	Solid fuel	C	F
Croft Cottage East	AST	M	Mains	ST	Oil	B	E
Croft Cottage West	AST	M	Mains	ST	Oil	B	E
Darlees House	AST	M	P	ST	Oil	D	E
Darlees Farm Cottage	AST	M	P	ST	Oil	D	E

Key: Mains = M, Private = P, Septic Tank = ST

Directions

Take the B6318 (known as The Military Road) westwards from Chollerford. Take the third turning left to Haltwhistle (the first one is beside The Milecastle Inn, the second one is by a lone cottage and the third one is after a blind crest). Follow that road for about 1.5 miles, past a large wood on the right, between farm buildings and a house, down to a lodge and gate on the right. This is the entrance into the north drive. The drive has a fork coming in from the left, beside two attached cottages. Keep going straight ahead, bearing left on passing a single modern bungalow, to the front door.

Postcode

NE49 9LY

Listed Buildings

Blenkinsopp Hall, the stable block, East Lodge and the balustrade garden wall and flight of steps are listed Grade II by Historic England.

Rights of Way

These are marked on the plan of the estate. There are two footpaths and one bridleway. There are also rights of way over land where only the sporting rights are owned.

Sporting Rights

The sporting rights are in hand.

Travel Arrangements

Airport

Newcastle: Tel: 0871 882 1121
Carlisle: Tel: 01228 573 641

Railway Station

Haltwhistle

Hotels

Langley Castle Tel: 01434 688888
Warwick Hall Tel: 01434 620156

Car Hire

Avis Tel: 0990 900 500
Europcar Tel: 08457 222 525

Solicitors

Keystone Law
48 Chancery Lane
London
WC2A 1JF
Tel: 020 3319 3700

Local Authority

Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

Rural Payments Agency

PO Box 353
Worksop
S80 9FG

Entry

Entry is available by arrangement with the seller.

Health and Safety

Given the hazards of a working estate we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank / funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/ her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Closing date

A closing date for offers may be fixed and prospective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer for any part of the subjects of sale.

Conditions of Sale

1. Blenkinsopp Estate

Unless specifically mentioned, items not marked in the sale particulars are excluded from the sale. Specifically excluded from the sale are the lights in the hall and the garden ornaments.

2. Basic Payment Scheme

The land is registered on the Rural Land Registry (RLR) and is sold with the benefit of Basic Payment Scheme (BPS) entitlements. The number of entitlements will be based on the net claimable area believed to be approximately 23.67 entitlements. Any outstanding subsidy payments claim prior to the completion date will be reserved to the vendors and the purchaser will undertake to meet compliance obligations for the relevant claim year.

3. Grass lets

The net grass park rent for the 2020/21 season will be apportioned according to the date of entry.

4. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the seller and no warranty is given.

5. Deposit

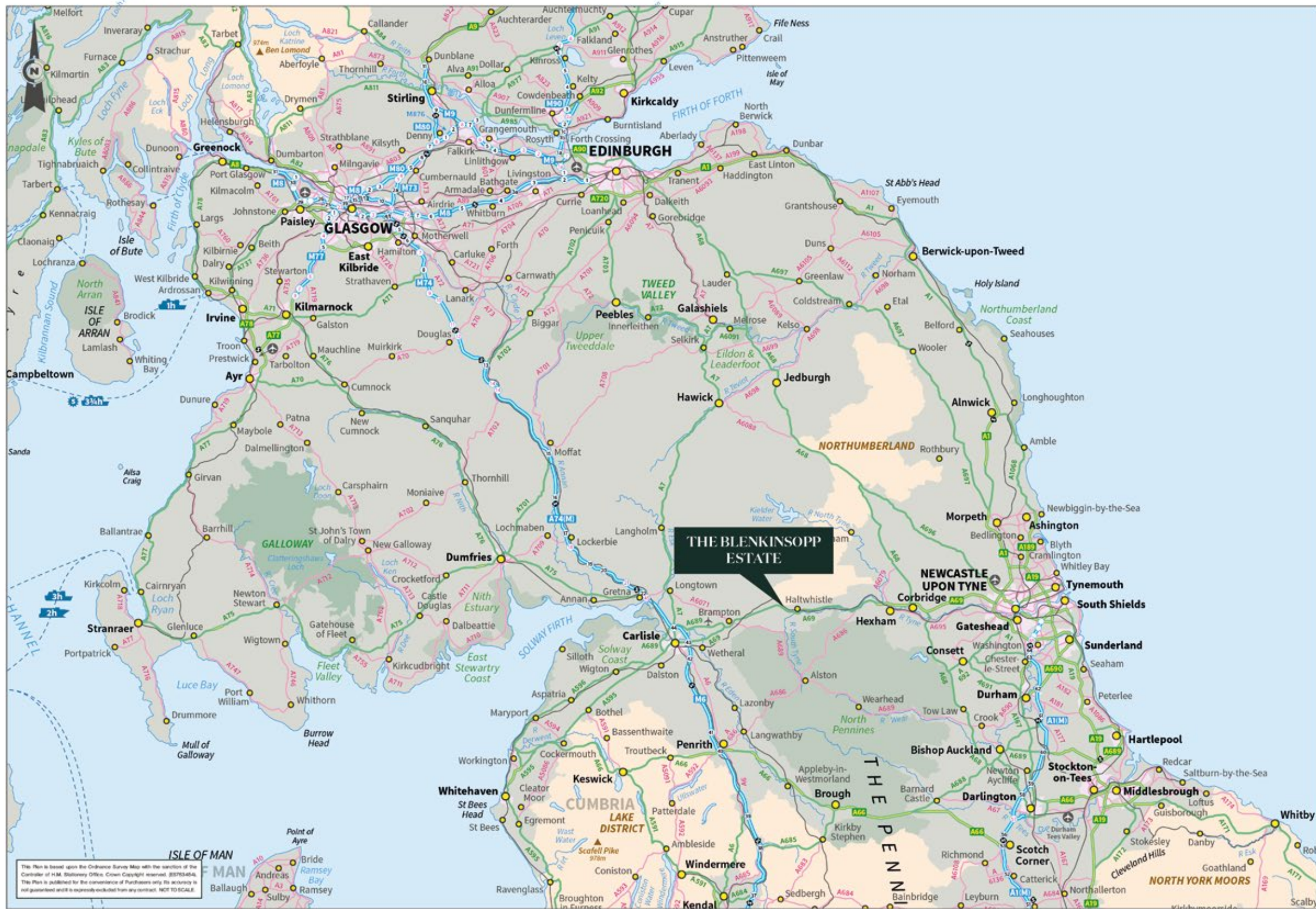
On exchange of contracts a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the sellers or their agents.

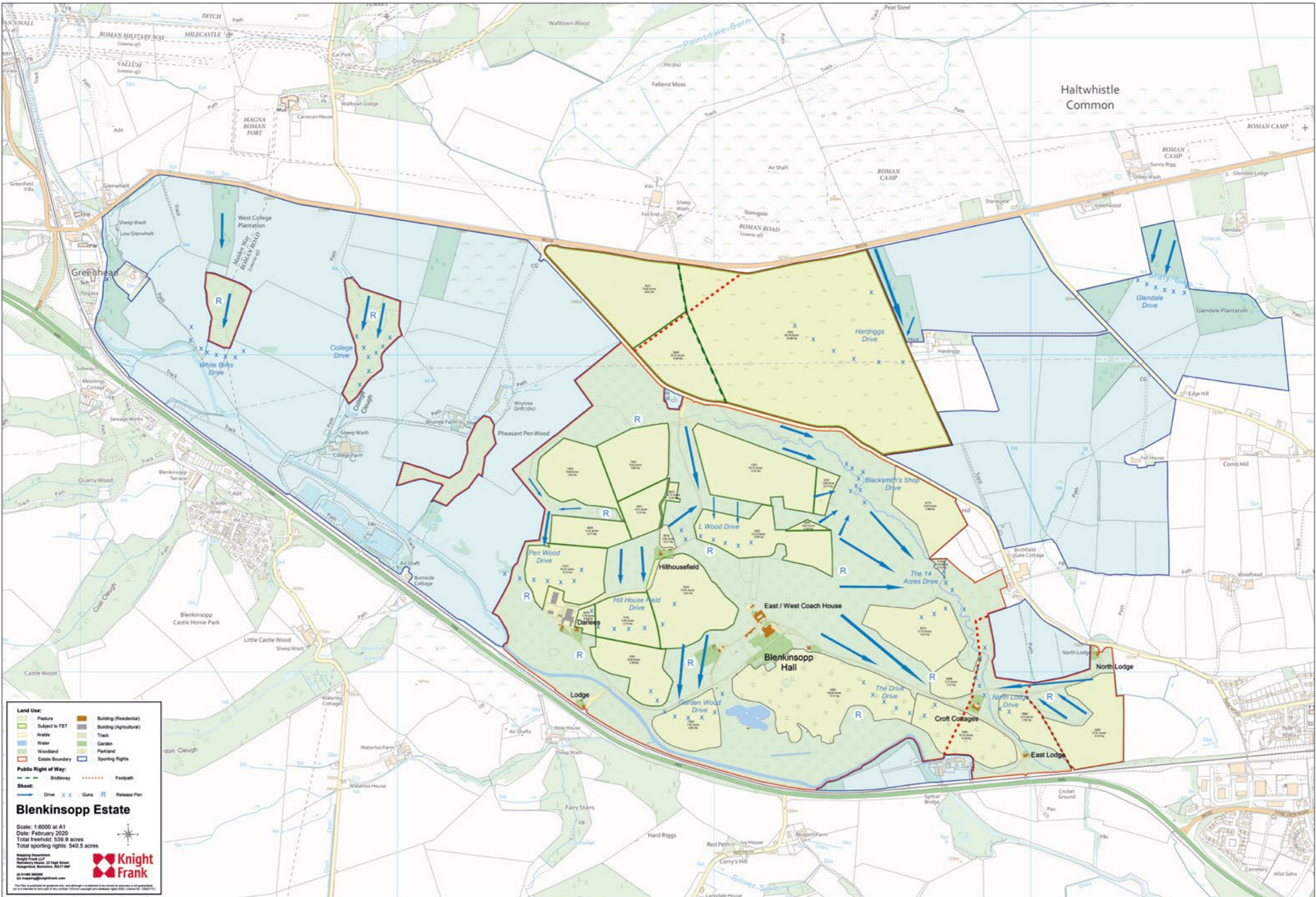
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Haltwhistle
Common

Land Use:

- Pasture
- Subject to FBT
- Arable
- Water
- Woodland
- Estate Boundary
- Building (Residential)
- Building (Agricultural)
- Track
- Garden
- Parkland
- Sporting Rights

Public Right of Way:

- Bridleway
- - - Footpath

Shoot:

- Drive
- x Gun
- R Release Pen

Blenkinsopp Estate

Scale: 1:6000 at A1
 Date: February 2020
 Total freehold: 539.9 acres
 Total sporting rights: 540.5 acres

Mapping Department
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Knight Frank

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