

# THE EMBLEHOPE AND BURNGRANGE ESTATE

Tarset, Hexham, Northumberland



**GSC GRAYS**

PROPERTY • ESTATES • LAND





## THE EMBLEHOPE AND BURNGRANGE ESTATE

TARSET, HEXHAM, NORTHUMBERLAND, NE48 1RX

Bellingham 12 miles, Hexham 35 miles, Newcastle upon Tyne 45 miles  
(distances approximate)

AN EXCEPTIONAL UPLAND ESTATE OF SIGNIFICANT SCALE, SET WITHIN WILD AND RUGGED BORDER COUNTRYSIDE. PART OF A LANDSCAPE OF HISTORIC IMPORTANCE WITH POTENTIAL TO ENHANCE THE NATURAL CAPITAL THROUGH PEATLAND RESTORATION, AND HABITAT RECOVERY WITH RESIDENTIAL, LOW-IMPACT AGRICULTURAL, WOODLAND AND ENVIRONMENTAL STEWARDSHIP USES

- Approximately 7,094 acres of upland grazing, 383 acres of woodland and 41 acres of in-bye land
  - 4-bedroom farmhouse
  - 2-bedroom cottage
  - Fully serviced estate lodge
  - In-hand livestock farming operation
- Range of modern and traditional farm buildings
  - Historic sporting pedigree
  - Substantial grant income
- Environmental, habitat enhancement, investment and income opportunities

In all about 7,548.62 acres (3,054.88 ha)  
For sale as a whole

GSC Grays  
5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL  
Tel: 01748 829203  
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[farmagency@gscgrays.co.uk](mailto:farmagency@gscgrays.co.uk)





## SITUATION

The Emblehope and Burngrange Estate (“Emblehope”) is situated in a relatively remote part of Northumberland in rugged countryside, just north of Kielder Water in the heart of Kielder Forest and just south of the border with Scotland. This is “Reiver Country”, where historically members of the Anglo-Scottish border clans (“Reivers”) engaged in raiding and banditry between the 13th and 17th centuries. It is also in Northumberland’s Dark Sky Park.

The estate lies about 12 miles north-west of the market town of Bellingham. Here can be found basic services such as local shops, post office, hotels and schools. Hexham (35 miles) offers a wider range of services including secondary schools, supermarkets, banks and an excellent hospital as well as comprehensive leisure facilities. It also links the estate to Newcastle, Carlisle and the national (inter-city) rail and motorway networks. Whilst enjoying a peaceful rural setting, Emblehope is relatively accessible for Edinburgh (c. 76 miles) and Newcastle (c. 45 miles) via A68 and A696. Newcastle is the nearest international airport, about 37 miles south-east of Emblehope.

## HISTORICAL NOTE

Emblehope originally formed part of the Kielder Estate which, up until 1932, consisted of approximately 54,000 acres, including land in the parishes of Plashetts and Tynehead, Wellhaugh, Troughend, Rochester Ward and Tarsset West. It also included Kielder Castle. Some 47,000 acres of land including Kielder Castle was sold to the Forestry Commission and was planted with trees to form one of the largest man-made forests in Europe. Historically the Kielder Estate was noted for its sporting excellence, being recognised as the foremost black grouse country in Britain. Emblehope and Burngrange Farms were excluded from the sale to the Forestry Commission and have been farmed/managed as one estate ever since.



## ESTATE DESCRIPTION

Emblehope is a substantial, beautiful, secluded and private upland estate (surrounded by Kielder Forest) with two residential properties and land extending to approximately 7,548 acres. The focus of the estate is Emblehope Farm, with an attractive four-bedroom farmhouse, a good range of farm buildings and with lovely views over Emblehope and the North Tyne Valley beyond. Burngrange Farm and its three-bedroom cottage lies a mile to the west at the end of the estate road and has, in recent years, undergone a thorough program of refurbishment.

The Emblehope farm steading includes a good range of both modern and traditional agricultural buildings for livestock and storage, as well as kennelling. Set between Emblehope Farmhouse and Burngrange Cottage is The Alan Rountree Lodge, a purpose-built, fully serviced, visitors centre and meeting place for events and estate meetings.

These buildings are surrounded by far-reaching moorland (interspersed with relatively small blocks of mixed-age coniferous woodland – c. 383 acres) which forms part of the Kielderhead and Emblehope Moor Site of Special Scientific Interest (SSSI), and includes a large area of blanket bog.

The estate has three main enterprises: the in-hand (sheep and cattle) farming operation, the sporting and events enterprise and commercial woodland. The farming enterprise has been significantly reduced to unlock a favourable Higher Tier Countryside Stewardship Agreement that began on 1st January 2023 which generates both revenue and capital grant payments over a ten-year period.

There are various opportunities for alternative income streams that could be explored including “dark skies” wild camping and potential holiday accommodation in the former granary subject to the necessary planning consents.

The sale of Emblehope represents a rare opportunity to acquire a landscape of exceptional ecological significance, offering considerable potential for nature recovery, climate resilience, and environmental stewardship.



EMBLEHOPE FARMHOUSE

Emblehope Farmhouse is an attractive four-bedroom house enjoying panoramic views over Emblehope and on to the North Tyne Valley. Built over two storeys of stone under a pitched slate roof, the accommodation comprises:

Living room, Sitting room, Kitchen, Pantry, four double bedrooms, a family bathroom and a separate W.C.

The house also benefits from a diesel fired generator.

(See floorplans for room layout and dimensions)

BURNGRANGE COTTAGE

Burngrange Cottage, also known as Keeper's Cottage, is located 1 mile to the west of Emblehope Farmhouse, in a secluded location close to the Hunter's Burn. The cottage, which is built over 1½ storeys of stone under a pitched slate roof and has been renovated to a high standard. It consists of:

Kitchen, sitting room, two bedrooms and a family bathroom.

To the east of the cottage is a good range of modern/traditional buildings including kennels, workshop and vehicle/equipment storage facilities.

(See floorplans for room layout and dimensions)

THE ALAN ROUNTREE LODGE

The Alan Rountree Lodge is a purpose-built, timber construction chalet-style lodge. It features a fully equipped kitchen, a large sitting/dining area and toilets. The lodge is used as a meeting place for events and to hold estate meetings.

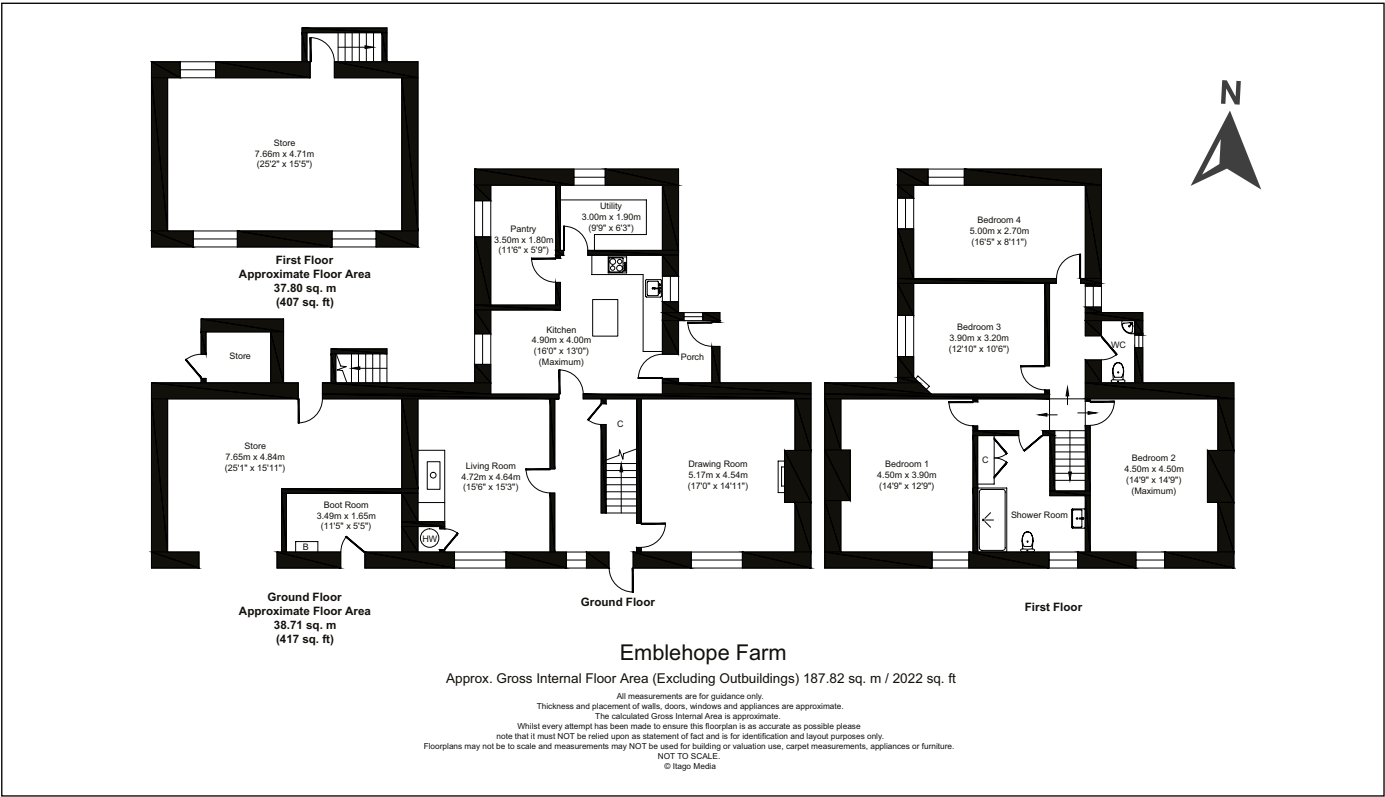
The building covers approximately 850 sq ft, is heated by electronic panel heaters and drains to a sewerage treatment plant. Power is provided by a diesel generator.



Emblehope Farmhouse



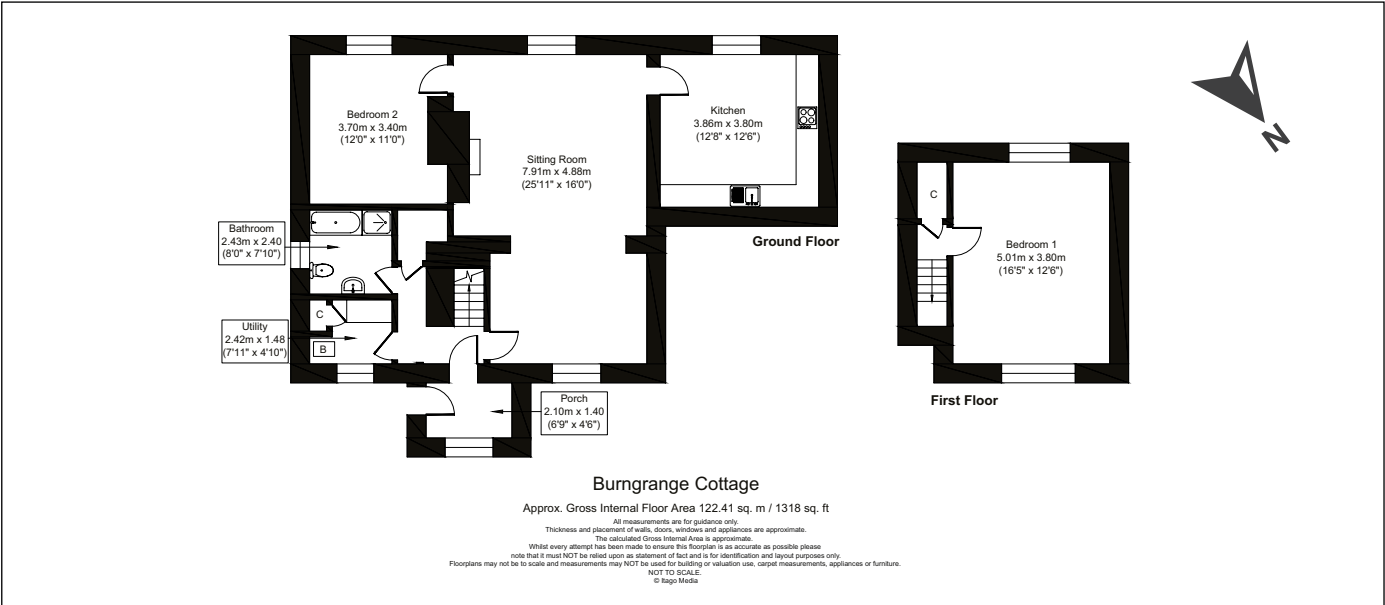
Emblehope Farmhouse



Emblehope Farm

Approx. Gross Internal Floor Area (Excluding Outbuildings) 187.82 sq. m / 2022 sq. ft

All measurements are for guidance only.  
The calculated Gross Internal Area is approximate.  
Whilst every attempt has been made to ensure this floorplan is as accurate as possible please note that it must NOT be relied upon as a statement of fact and is for identification and layout purposes only.  
Floorplans may not be to scale and measurements may NOT be used for building or valuation use, carpet measurements, appliances or furniture.  
NOT TO SCALE.  
© Bago Media



Burngrange Cottage

Approx. Gross Internal Floor Area 122.41 sq. m / 1318 sq. ft

All measurements are for guidance only.  
The calculated Gross Internal Area is approximate.  
Whilst every attempt has been made to ensure this floorplan is as accurate as possible please note that it must NOT be relied upon as a statement of fact and is for identification and layout purposes only.  
Floorplans may not be to scale and measurements may NOT be used for building or valuation use, carpet measurements, appliances or furniture.  
NOT TO SCALE.  
© Bago Media



Alan Rountree Lodge

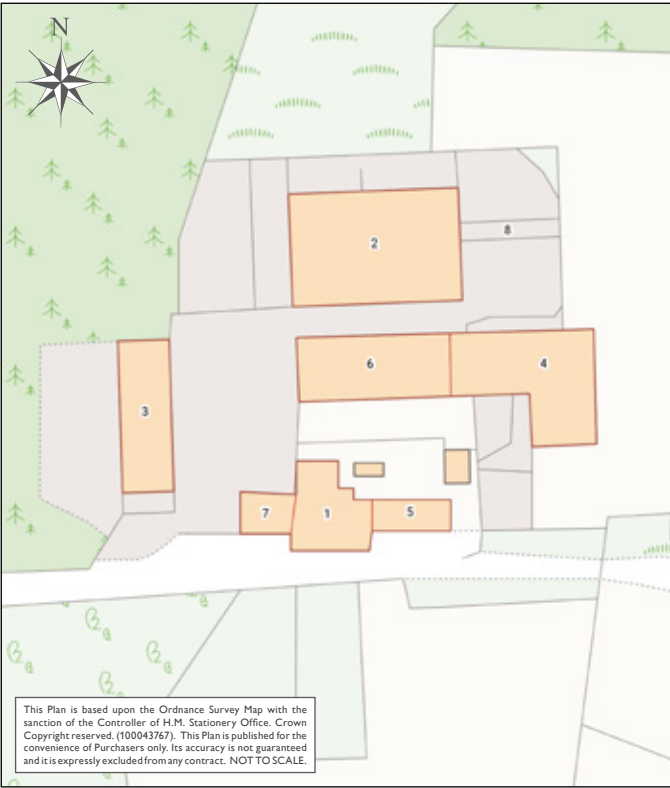


Burngrange Cottage



Emblehope Farmhouse





FARM BUILDINGS

The farm steading benefits from a good range of traditional and mixed buildings located adjacent to Emblehope Farmhouse at the core of the estate and are identified in the schedule below:

Plan No	Description	Size
1	Farmhouse	370m2
2	Steel portal frame general purpose shed	607m2
3	Machinery & equipment store	250m2
4	Cattle courts (Dutch barns)	398m2
5	Miscellaneous sheds and stores	76m2
6	Kennels	310m2
7	Traditional two storey stone built granary	140m2
8	Livestock handling pens	



EMBLEHOPE FARM

Farmland

The land at Emblehope rises from 210 metres (688ft) at the Taret Burn to 496 metres (1627ft) at the summit of Wether Lair, in the north-west and is classified by DEFRA as predominantly Grade 5.

The land consists of the following:

Land type	Area (ha)	Area (ac)
In-bye	16.40	40.52
Upland grazing	2871.06	7,094.38
Woodland & Scrub	155.26	383.65
Buildings/Misc	3.20	7.90
Rivers/ Streams	8.97	22.16
TOTAL	3,054.88	7,545.61

Estimated areas have been calculated using information from the Rural Payments Agency and Land Registry Titles.

A well-maintained (private) road leads through the Kielder Forest to Emblehope, and on to Burngrange. The estate is

ring-fenced with numerous streams, rivers, woodlands and rising summits, providing amenity and privacy. The land rises to the north and west with most of the land south facing. The productive in-bye grazing land lies predominantly to the south of Emblehope Farmhouse and close to the farm buildings. The upland grazing has been registered as organic but is now managed conventionally. Several stone sheep folds can be found across the hill.

Farming System

Emblehope is an upland hill farm with an in-hand operation with all the land classified as moorland covering approximately 7,134 acres. A suckler herd of 38-40 cows are put to the bull annually, calving in the spring, with progeny weaned in early November. The calves are over-wintered away from the farm, returning to Emblehope in late May, just as the bulls go out. Young stock graze certain areas of the farm over the summer months, prior to being sold as stores. Replacement heifers are retained and housed over the second winter.

The sheep enterprise is a self-replenishing flock taking ewes through to five years, producing store lambs and draft ewes. Currently the farm supports 200 ewes and 70 hill ewe hogs. All the breeding ewes are put to a South Country Cheviot tup and lambled outside from mid-April. Around 70 ewe hogs are retained each year as replacements for the breeding flock with the remaining lambs being sold as store lambs in October/ November. The ewe hogs are away wintered at St Boswells.

Although more than able to support higher stocking densities, stock numbers have been reduced to flexibly align with Natural England's requirements to enter into the new Higher Tier Countryside Stewardship agreement (summary details below). Historically some of the land adjacent to the farm steading was reclaimed from the moorland and could produce some forage. Over the years, this land has reverted to moorland and as a result all forage (and straw) is bought in.



**Forestry**

The forestry at Emblehope extends to about 383 acres in total. Most of the woods are mixed conifer plantations of varying ages with some native broadleaves. The woods have been established as shelter for livestock and have further potential as cover for game. The earliest planting occurred in 1953, with the most recent planting taking place in 2020. The latest operation was the felling of the most northern shelterbelt.

A Woodland Management Plan (WMP) has been prepared but has not been approved or submitted to the Forestry Commission pending input from the new owner. The draft plan was produced in March 2023 and details are available from the Data Room.

The main objectives of the plan are to maintain and improve the woodland, to maximise investment and maintain income from timber sales, to restructure the forest to improve the age and species structure, to restructure shelterbelt woodlands to improve and enhance fringe habitat for game birds and other wildlife and to ensure the best practices are followed to reduce impact upon the SSSI.

**Sporting**

Emblehope forms part of the historically renowned Kielder Estate, once considered among the finest black grouse habitats in Britain. Historical records highlight the estate’s strong sporting legacy, with notable black and red grouse populations supported by the mosaic of moorland edge habitats.

While a sporting tradition remains, the emphasis at Emblehope has increasingly shifted toward sustainable land use, nature recovery, and conservation-led management. The estate’s varied topography and existing woodland structure present options for low-key, environmentally sensitive shooting, alongside continued use for gundog training and trials.

Natural features such as in-bye land, white grass and patches of heather moor, and wetland areas continue to support wild game species, including snipe and woodcock. The estate’s current configuration offers potential to develop or maintain a modest sporting interest in balance with broader environmental goals.



The existing shooting arrangements are in place until April 2026, with the gamekeeper remaining in residence at Burngrange Cottage during this period.

**Environmental Enhancement & Ecosystem Services**

The Food and Environment Research Agency (FERA) have recently undertaken a detailed assessment of the natural capital on Emblehope and Burngrange Estate. FERA identified parts of the estate with the greatest potential—environmentally and possibly financially—for land management changes, considering the SSSI constraints and the significant opportunities for biodiversity net gain, carbon capture, and heathland habitat creation or restoration.

They have identified the main opportunities for the estate to increase biodiversity and carbon capture are through the blocking of gripped (drained) areas and habitats and native woodland re-planting in current coniferous plantations. Further details are available through the Selling Agents.

**GENERAL INFORMATION**

**Method of Sale**

Emblehope is offered for sale as a whole by private treaty. It will be available with vacant possession subject to the occupation of Emblehope Farmhouse and Burngrange Cottage. The sale will be transacted as a Transfer of a Going Concern (TOGC).

**Designations**

The estate lies outside the boundaries of the Northumberland National Park but is within The Kielderhead and Emblehope Moor Site of Special Scientific Interest (SSSI). As such it is subject to a 25-year management agreement with Natural England dated 24th March 2016 details of which are available from the Selling Agents. The site has been identified for its extensive areas of wet and dry heath and blanket bog, as well as for the breeding birds it supports and an assemblage of rare plants. The purpose of the agreement is to ensure that activities carried out on the land contribute to the conservation of what is a unique and special place.





Services, Council Tax & Energy Performance Certificates (EPCs)

Emblehope Farmhouse, the Lodge and Burngrange are each served by a private water supply, with power being supplied via a diesel generator at each property. Drainage is private at each property.

Local Authority

Tynedale Council  
Hadrian House, Hexham, Northumberland, NE46 3NH

Tel: 01434 652121

Council Tax

Emblehope Farmhouse – Band E  
Burngrange Cottage – Band A

EPC Ratings

Emblehope Farmhouse – (47) E  
Burngrange Cottage – (50) E  
Alan Rountree Lodge – B

Agri-enviromental Schemes

The farm has a significant Higher Tier Countryside Stewardship Agreement (CSS) which started on 1st January 2023 and will end on 31st December 2032. The total income stated in the agreement is as follows:

Total revenue	£2,018,349.00
Total capital	£571,319.14
TOTAL	£2,589,668.14

Only a small proportion of the capital works have been completed following the decision to sell the estate. The purchaser will be bound to take on the obligations set out in the CSS agreement. Further details of the scheme and a schedule of capital works completed are available for inspection on request from the Selling Agents.

Sporting

The sporting rights are in hand and are included in the sale.

Mineral Rights

All mines and minerals rights are owned by a third party and excluded from the sale.

Timber

All standing and fallen timber will be included in the sale.

Fixtures and Fittings

Unless specifically mentioned, items not identified in the sale particulars are specifically excluded from the sale. Certain items of equipment and other chattels, however, may be available be separate negotiation. Further details are available from the Selling Agents.

Employees

The Transfer of Undertakings (Protection of Employment) Regulations 2006 will apply to employees working on the estate. The farm shepherd is covered by these regulations and his employment will form part of the sale. Details of employment contract(s) are available from the Selling Agents.

The estate keeper’s contract of employment will come to an end following the winding up the shooting and Gundog Trial operations at the end of April 2026.

Easements, Wayleaves & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

A lease provides for access to the northern boundary of the estate from A68 to Street Head, expiring at the beginning of January 2042. An on-going lease gives access to the estate from the east. Additional access rights have been agreed in relation to the extraction of timber.

Another lease, between the seller and The Secretary of State for Defence for the site known as Monkside Fell Radio Mast, expires on 31st March 2032.

Restrictive Covenants

A restrictive covenant prohibits the erection of wind turbines on the estate. Further details are available from the Selling Agents.



Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at valuation the items described below. The valuation will be made by an independent valuer agreed by both parties. Failing agreement, the valuation will be referred to the decision of a single arbitrator to be appointed by mutual agreement and, failing agreement, by the President for the time being of the Royal Institution of Chartered Surveyors. Each party will be responsible for meeting its own valuation costs. The valuation will be undertaken on or immediately before the date of completion with payment being made to the vendors within seven days thereafter, failing which interest will become payable on the outstanding amount at 4% above the Bank of England base rate.

- Hefted livestock and machinery
- Any hay, haylage or straw in store, at Market Value.
- Any fuels in store, at Market Value.

Data Room

Further information on specific elements of the estate detailed in these particulars will be available online to those who have viewed the estate. Details on how to access the data room are available from the Selling Agents.

Solicitors

Messrs Withers LLP  
20 Old Bailey, London, EC4M 7AN

www.withersworldwide.com

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.

what3words

///affirming.squares.attending  
(cattlegrid at the entrance to the estate)

Postcodes

Emblehope Farmhouse - NE48 1RX  
Burngrange Cottage - NE48 1RY

Viewing Appointments

Strictly by appointment with the sole Selling Agents who will accompany all visitors. If you would like to book an appointment to visit Emblehope and Burngrange, it would be appreciated if as much notice as possible can be given to ensure that shooting activities are not compromised and access can be arranged to all the properties in good time. 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.

VAT

The property sale will be transacted as a Transfer as a Going Concern (TOGC).

Purchase Price & Deposit

Upon exchange of contracts, a deposit of 10 percent of the purchase price will be paid with the balance due on completion. 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.

Disputes

Should any discrepancies arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision as experts will be final.

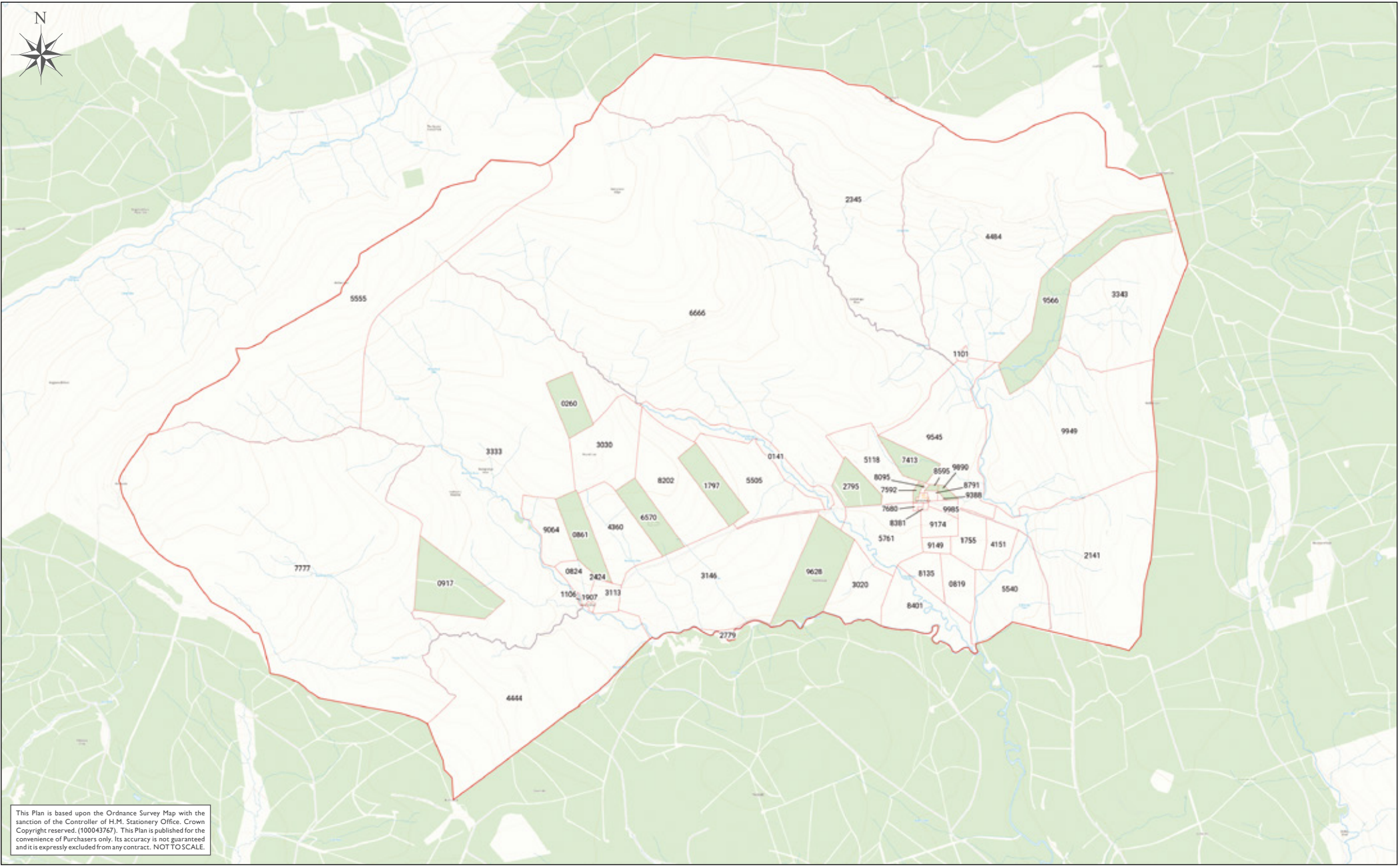
Plans, Areas & Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale, nor does it entitle either party to compensation in respect thereof.





Parcel ID	Upland Grazing	In-bye	Woodland	Rivers & Streams	Other	Area (ha)	Area (ac)
0141	16.81		0.77	1.17		18.75	46.33
0260			10.16			10.16	25.12
0819	10.66					10.66	26.34
0824	5.74					5.74	14.19
0861			12.45			12.45	30.76
0917			25.28			25.28	62.46
1101	0.83				0.00	0.83	2.06
1106	0.11			0.03		0.14	0.34
1755	9.89				0.00	9.89	24.43
1797			12.56			12.56	31.04
1907	0.09				0.01	0.10	0.24
2141	103.83			0.12	0.41	104.36	257.87
2345	224.81				0.17	224.98	555.93
2424	0.11					0.11	0.28
2779	1.00			0.55		1.55	3.83
2795			8.92			8.92	22.04
3020	20.09			0.16		20.25	50.04
3030	29.75					29.75	73.52
3113	5.04				0.13	5.17	12.78
3146	93.59		0.01	0.30	0.11	94.01	232.30
3333	340.83			1.03		341.86	844.73
3343	75.48					75.48	186.52
4151		7.38				7.38	18.24
4360	25.62					25.62	63.31
4444	131.18			0.32	0.00	131.50	324.94
4484	235.90			0.01	0.01	235.92	582.95
5118	20.33				0.01	20.34	50.26
5505	31.92					31.92	78.88
5540	33.21		0.01	0.68		33.90	83.77
5555	181.94					181.94	449.57
5761	24.40			0.39	0.27	25.06	61.92
6570	6.54		5.52			12.07	29.81
6666	590.20			0.90	0.99	592.09	1463.05
7413			7.52			7.52	18.57
7592			0.67			0.67	1.64
7680	0.10		0.25			0.35	0.86
7777	376.69		0.04	0.04	0.13	376.89	931.31
8095	0.35					0.35	0.88
8135	7.69					7.69	18.99
8202	37.71					37.71	93.19
8381		0.32				0.32	0.78
8401	23.03			1.47		24.50	60.54
8595			0.41			0.41	1.00
8791		0.67				0.67	1.64
9064	13.68					13.68	33.81
9149	2.82					2.82	6.97
9174		5.81				5.81	14.36
9388		0.25				0.25	0.63
9545	51.29			0.10	0.00	51.39	126.99
9566			42.81	0.35		43.16	106.65
9583	0.26					0.26	0.65
9628	0.24		26.89	0.44		27.57	68.12
9890			1.01			1.01	2.50
9949	137.28			0.91		138.19	341.46
9985		1.97			0.14	2.11	5.21
Emblehope Steading					0.50	0.50	1.24
Burngrange Steading					0.31	0.31	0.77
TOTAL	2871.06	16.40	155.26	8.97	3.20	3054.88	7548.61
	7094.38	40.52	383.65	22.16	7.90		



**DISCLAIMER NOTICE:**  
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: August 2025. Photographs taken: July 2025.



