



# WHITEBURNSHANK KIDLAND FOREST

## £85,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312  
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A rare opportunity to purchase an old farm building situated 2 miles (3km) to the North West of Kidlandlee. In a site extending to half of an acre, Whiteburnshank was used as part of the existing farm but has since been utilised in the past as a base for Duke of Edinburgh Awards and has potential, (subject to necessary consents), to be a weekend bothy/holiday let. The barn provides basic accommodation with the old hay loft as the sleeping platform with table and chairs below. Kidland Forest can now be navigated in an appropriate vehicle, however, the main method of transport used was by Horse and Cart or by "Shanks' Pony" (foot). The property requires an extensive modernisation programme.

## Kidland Forest

Found within the Northumberland National Park, just north of the village of Alwinton, Kidland Forest's mosaic of trees is the perfect setting for a forest adventure. Unwind under the blanket of spruce, pine and larch while taking in the glorious views and peaceful sounds of the River Alwin.

Kidland Forest is a designated Red Squirrel Reserve and also houses Memmerkirk Chapel, a Scheduled Ancient Monument which are the remains of a chapel dating from the 14th to 17th century.

Popular with locals for walking, cycling and horse riding, don't miss your chance to explore the winding paths and the wider countryside. the Archdeacon's taste for astronomy.

### Services

Spring supply water, drainage to a septic tank (assumed), electric was by way of Solar Panel (now gone).

### Postcode

NE65 7DA

### Local Authority

Northumberland National Park  
Eastburn, South Park,  
Hexham, Northumberland NE46 1BS  
Tel: 01434 605555

### Tenure

Freehold

### Viewing

Strictly by appointment with the selling agents.

### Location

For detailed directions please contact the selling agents.

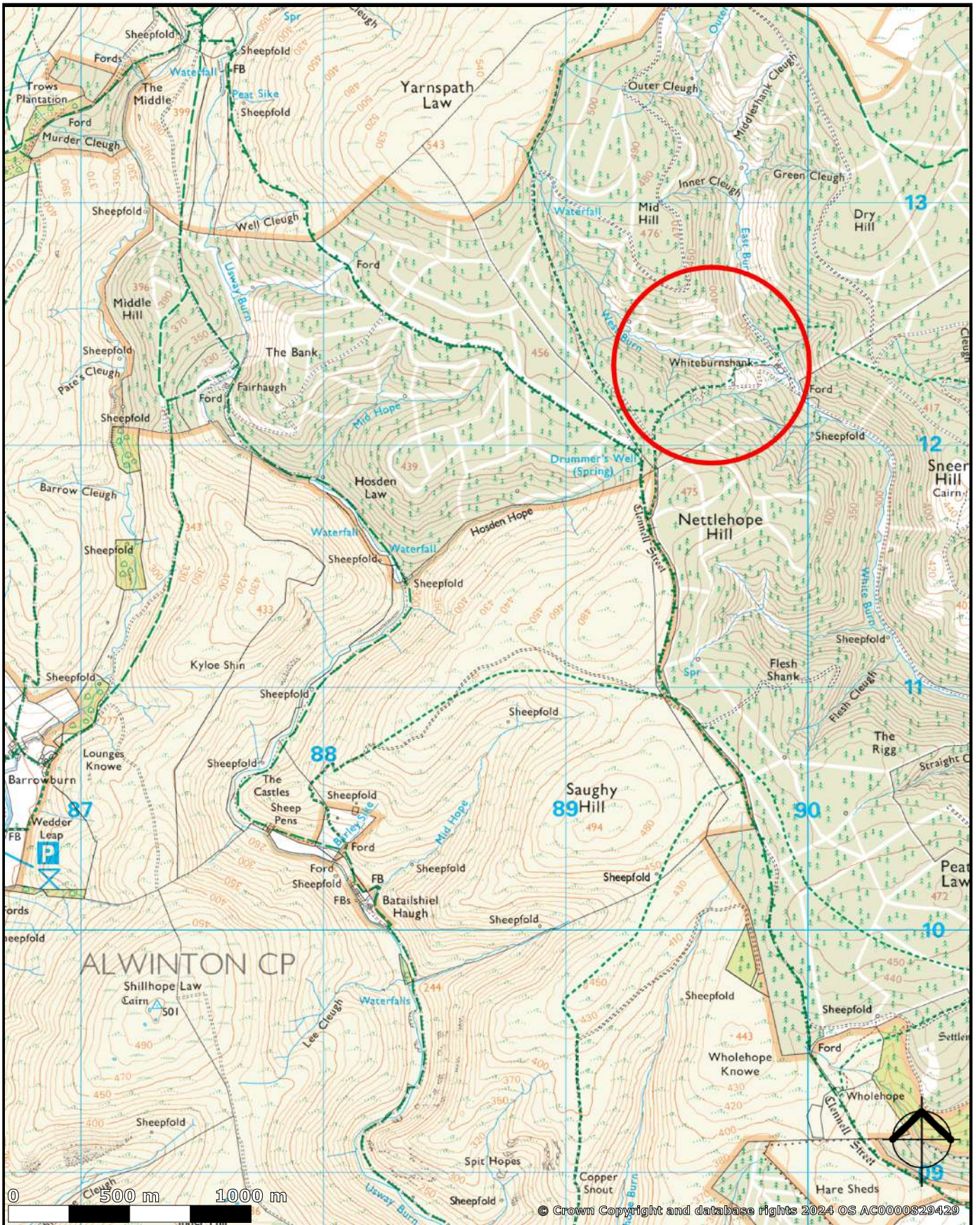
### Access

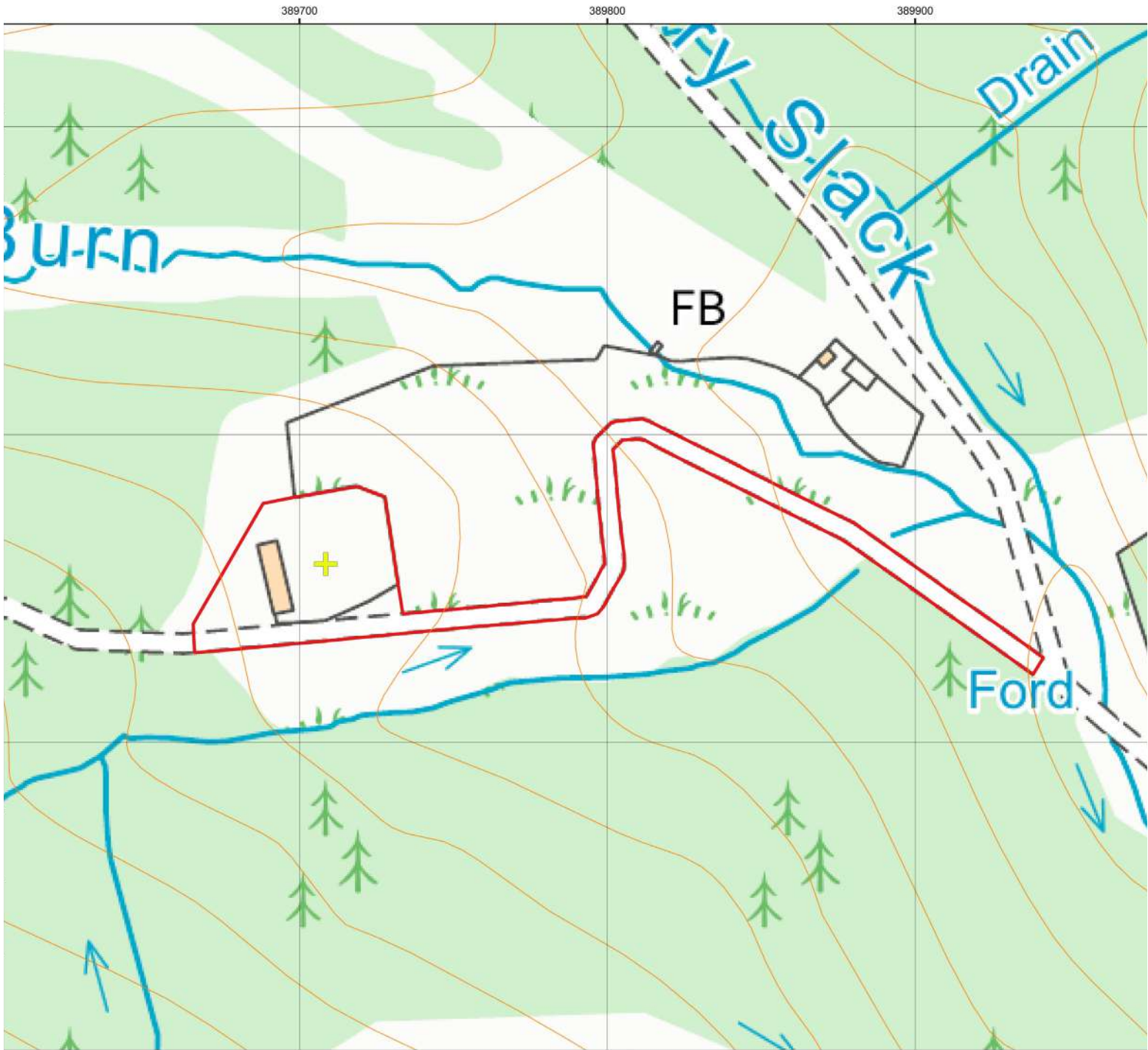
There is a section of road that will be included in the sale to the ownership of an incoming buyer. Access rights will be Granted over the access road approaching the property.

Details Prepared  
Property Reference

September 2024  
22584181







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