

- Six established stone-built holiday cottages in rural courtyard
- Total accommodation revenue circa £110,000 in 2025
- Total floor area 348.6 sq. m. (3,753 sq. ft.)
- Fully operational holiday letting business opportunity
- Located 2 miles from Bamburgh & Northumberland Coast AONB
- Popular tourist location near castles, beaches, and attractions
- Site area 0.165 Hectares / 0.408 Acres
- Character cottages with modern upgrades throughout
- Generous parking, private gardens, and stone outbuildings



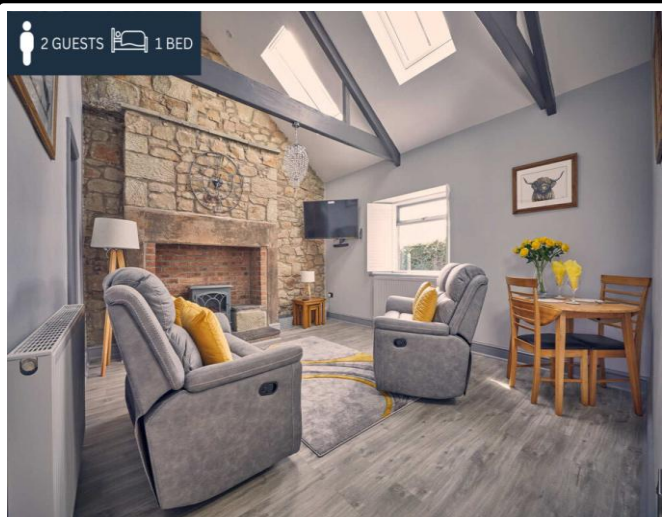
Established Holiday Cottage Complex
Bradford Cottages, Belford,
Near Bamburgh, Northumberland
NE70 7JT

Auction Guide Price £950,000 +

For Sale by Auction. Live Online Auction, bidding starts
Thursday 28th May 2026. T's & C's apply.
see website: agentspropertyauction.com

Tenure: Freehold

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Location

The subject properties are located within the rural hamlet of Bradford, a peaceful countryside setting situated between the popular villages of Belford, Lucker and the historic coastal village of Bamburgh, within the county of Northumberland in the North East of England.

Bradford is a small rural settlement with a very low population, offering a tranquil and unspoilt environment ideally suited to holiday accommodation. The properties benefit from proximity to several key visitor destinations and established population centres, including Seahouses and the historic market town of Alnwick, both of which provide a range of amenities, visitor attractions and transport links. The surrounding area forms part of the celebrated Northumberland Coast Area of Outstanding Natural Beauty, renowned for its dramatic coastline, rolling countryside and award-winning sandy beaches. The iconic Bamburgh Castle, one of the region's most recognisable landmarks, lies a short distance away, drawing significant visitor numbers throughout the year. Other notable attractions within easy reach include the internationally acclaimed Alnwick Garden, as well as the scenic landscapes of the Cheviot Hills. The location offers an ideal base from which to explore Northumberland's wild countryside, heritage sites and coastal attractions, making it particularly well suited to the holiday-letting market. The combination of rural tranquillity, proximity to major tourist destinations and access to some of the region's most attractive beaches supports strong year-round appeal for both short-break and longer-stay visitors.

Description

A superb opportunity to acquire a fully established holiday cottage complex comprising six attractive stone-built cottages, set within a peaceful rural courtyard setting close to the Northumberland coast. The property comprises a charming courtyard-style development of six individual one-bedroom holiday cottages, constructed in traditional Northumberland stone and arranged around a central parking and turning area. The cottages include one detached cottage, two semi-detached cottages, and three two-storey terraced cottages, each offering well-proportioned accommodation suited to holiday letting or residential use.

Set within the red line boundary, the site extends to approximately 0.41 acres, featuring generous communal parking, private garden areas, and a range of useful stone-built outbuildings suitable for cycle storage, maintenance use, or ancillary purposes. The cottages have been tastefully upgraded over time and retain a wealth of character features including exposed beams, vaulted ceilings, stone fireplaces, and traditional detailing, combined with modern kitchens, shower rooms, and double glazing.

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The development enjoys a tranquil rural setting surrounded by open farmland and mature trees, providing guests with a peaceful countryside environment while remaining conveniently close to the coast. The central courtyard provides ample off-road parking for multiple vehicles, while individual cottages benefit from private seating areas and gardens overlooking surrounding countryside and woodland.

Bradford House Cottages represent an excellent opportunity to acquire a ready-made holiday letting business within one of the UK's most sought-after tourism regions. The continued popularity of Northumberland as a visitor destination ensures strong ongoing demand for quality holiday accommodation, making this an appealing prospect for investors, lifestyle buyers, or those seeking to expand an existing holiday letting portfolio. Please note we have not inspected inside the properties, due to them being occupied by guests, the internal photos were provided by our clients.

Accommodation

Bluebell Cottage - Semi-detached cottage comprising a living / dining area, kitchen, double bedroom and shower room. Gross Internal Area 60.11 sq. m. (647 sq. ft.)

Lavendar Cottage - Semi-detached cottage comprising a living / dining area, kitchen, double bedroom and en-suite shower room. Gross Internal Area 57.37 sq. m (618 sq. ft.)

Rose Cottage - Detached cottage comprising a living / dining area, kitchen, double bedroom and bathroom. Gross Internal Area 47 sq. m. (506 sq. ft.)

Poppy Cottage • End-terrace cottage comprising a living / dining area, kitchen, double bedroom and shower room. Gross Internal Area 60.65 sq. m. (653 sq. ft.)

Daisy Cottage - Mid-terrace cottage comprising a living / dining area, kitchen, double bedroom and shower room. Gross Internal Area 60 sq. m. (646 sq. ft.)

Tulip Cottage - End-terrace cottage comprising a living / dining area, kitchen, double bedroom and shower room. Gross Internal Area 63.5 sq. m. (683 sq. ft.)





Total Floor Area

348.63 sq. m. (3,753 sq. ft.)

Measurement Type and Source of Areas

Provided by a third-party valuation report, we advise you seek confirmation.

Rateable Value

The 2026 Rating List entry is Rateable Value £3,650 - 1 & 2 Bradford Farm, Belford NE70 7JT

The 2026 Rating List entry is Rateable Value £1,825 - 3 Bradford Farm, Belford NE70 7JT

The 2026 Rating List entry is Rateable Value £4,200 - 4 & 5 Bradford Farm, Belford NE70 7JT

The 2026 Rating List entry is Rateable Value £1,825 - Tulip Cottage, Belford NE70 7JT

Title Number

ND219906

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Freehold

Auction

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Viewing Arrangements

Strictly by appointment through this office.

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YEAR	MONTH	ACCOMMODATION FARE	OWNER'S REV	OCCUPANCY	BOOKED NIGHTS
2025	Jan	£2,814.95	£2,791.72	20%	36
2025	Feb	£5,822.49	£5,805.43	53%	89
2025	Mar	£6,029.04	£5,976.15	52%	94
2025	Apr	£8,824.04	£8,582.93	71%	127
2025	May	£12,967.32	£12,207.76	87%	158
2025	Jun	£13,027.07	£12,489.26	95%	165
2025	Jul	£14,856.41	£13,822.30	97%	181
2025	Aug	£16,081.83	£15,070.44	93%	171
2025	Sep	£13,127.14	£12,450.38	94%	170
2025	Oct	£11,213.08	£10,826.44	84%	153
2025	Nov	£4,764.67	£4,496.28	32%	58
2025	Dec	£2,409.57	£2,305.71	26%	41

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