



# WEST FARM NEDDERTON

# A MIXED FARM IN A PRODUCTIVE BUT ACCESSIBLE LOCATION

Morpeth 4 miles Newcastle-upon-Tyne 14 miles

# About 357 acres in total (307 acres of arable land, 23 acres of permanent pasture, 23 acres of woodland)

West Farm lies on the edge of the rural village of Nedderton, 14 miles to the North of Newcastle-upon-Tyne and only 4 miles from Morpeth.

2.5 miles from the A1, 3 miles from Morpeth Railway Station and 14 miles from Newcastle International Airport.

An attractive 4 bed red brick farmhouse.

About 330 acres of productive arable land.

An appealing block of mature woodland (about 23 acres).

Well-positioned and useful farm buildings.

The property extends to approximately 357 acres.

For sale as a whole or in lots



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# INTRODUCTION

A rare opportunity to purchase a mixed farm in a productive but accessible location. West Farm lies on the edge of the rural village of Nedderton, 14 miles to the North of Newcastle-upon-Tyne and only 4 miles from Morpeth. The sale includes an attractive red brick farmhouse, productive arable land, an appealing block of mature woodland and some well-positioned and useful farm buildings. The land lies within a ring fence split by two roads providing good field access. The property extends to approximately 357 acres formed of 330 acres of productive farm land and 23 acres of stunning amenity woodland. The balance of 4 acres is house/yard buildings.

# LOCATION AND SITUATION

West Farm House is located to the South of the thriving market town of Morpeth and on the western fringe of the charming rural village of Nedderton. The property has various local amenities near to it including several schools, shops and supermarkets, a GP surgery and banking facilities all situated within a 5 mile radius. Whilst enjoying a quiet rural location, the regional centre of Newcastle upon Tyne is 14 miles to the South. West Farm has great access to the communications network. The farm is only 2.5 miles from the A1, 3 miles from Morpeth Railway Station and 14 miles from Newcastle International Airport.

#### DESCRIPTION

#### **West Farm House**

The farmhouse is a detached property which has an appealing red brick exterior and a slate roof providing good family accommodation and is well appointed and maintained. There is a farmhouse kitchen and there are 3 reception rooms arranged around a handsome and central stair case. There are 4 good bedrooms and a bathroom on the first floor. Everest double glazed doors and windows. Outside the property, there is a pretty garden with a practical outbuilding. Access to the property is gained over a shared driveway that leads to ample parking on a private driveway. The farmhouse benefits from a good degree of seclusion without isolation.



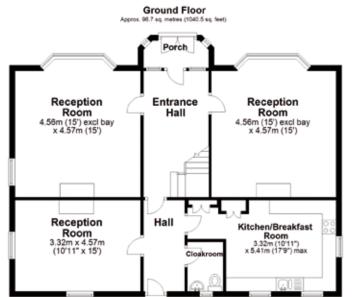


















Total area: approx. 190.4 sq. metres (2049.5 sq. feet)

Floor plan is approximate and is provided for visual reference only.

Plan produced using PlanUp.





# Farm buildings

The buildings are located in a convenient central position on the property. Situated just off the driveway, the buildings have great access for cars and farm vehicles. There are two general purpose sheds which are close to a convenient stack yard. The current electricity supply runs via a private overhead wire and is sourced from a neighbouring property which is outside of the sale. It is currently disconnected.

#### Shed 1

75'  $\times$  45' (22.85m  $\times$  13.7m) – Steel framed general purpose building with fibre asbestos cladding, brick walls and a concrete floor.

# Shed 2

75'  $\times$  55' (22.85m  $\times$  10.65m) – Concrete framed general purpose building with fibre asbestos cladding, reinforced concrete walls and a concrete floor.



# LAND

The farmland extends to approximately 330 acres in total, of which about 307 acres comprises arable land, with 23 acres of permanent pasture. The land is split into four blocks which are divided in access terms by 4 council maintained roads. The farm's altitude ranges from 50-56 metres above

sea level and falls slightly towards the North-East boundary. The soils are grade 3 being typical of the area. Land in arable production covers approximately 307 acres of which the normal rotation includes cereals and oilseed rape. All of the arable land has been drilled with winter wheat for harvest in 2023.

There are approximately 23 acres of permanent pasture which lends itself to grazing and mowing. The property is entered into a Countryside Stewardship Scheme.



#### WOODLAND

Included in the sale are about 23 acres of amenity woodland, the principal part of which is known as Netherton Wood. The other part is against the northern boundary and in two other spinneys. Access to this parcel of woodland is over a 3 metres wide access strip which crosses the lawn of 60b Blossom View shown on the sale plan.

#### GENERAL INFORMATION

#### What3words

///snapped.lions.condition

#### Viewing

Strictly by appointment through sole selling agent Galbraith, Hexham Office - 01434 693 693.

#### Directions

Nearest Postcode - NE22 6AR

If coming South bound on the A1, take the exit towards Stannington Station and Hepscott. After 0.5 miles, turn left onto Station Road. Follow this road for a mile before turning left onto the A192.200 yards after joining the A192 take a turning right and follow this lane for 500 yards until you reach the farmhouse. If coming North bound on the A1, take the exit towards Bedlington and Hepscott. At the first roundabout take the 3rd exit and at the 2nd one take the 1st exit. Follow this road for 1 mile and then turn right on to Station Road. Follow this road for a mile before turning left onto the A192. 200 yards after joining the A192 take a turning right and follow this lane for 500 yards until you reach the farmhouse.

#### Tenure

West farm is subject to a lease at present. Notice has been served on the tenant to terminate the FBT with effect from 13 May 2024. Further information is available in the Data Room managed by the seller's solicitors. The freehold interest of the property is offered for sale with vacant possession of the farmhouse upon completion and all the farmland with effect from 13 May 2024. Possession of the farmland with effect from September 2023 may be possible but this is dependent upon early surrender of the existing FBT.

#### **Ingoing Valuation**

Assuming completion immediately after harvest there will be no ingoing valuation for tenant rights although the purchaser will be required to take at cost any domestic and farm fuel oils.

#### **Method of Sale**

West Farm is being offered for sale subject to development value covenants (overage) relating to increases in value arising in connection with the grant of planning permission for change of use. The specific details will be dealt with under the legal documentation.

#### Overage

West Farm is being sold subject to an overage in the sale contract triggered by the uplift in value due to change in use or grant of planning permission.

# Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing rights, including rights of way (whether public or private) and all other rights, obligations, easements and quasi-easements, wayleaves and covenants. It is understood that there are two established rights of way off Stannington Station Road for the Western block of land - one benefitting Netherton Wood and one benefitting the arable land. The details of such rights must be verified by the purchaser's solicitor.

#### **Sporting and Mineral Rights**

The sporting and mineral rights are included within the sale insofar as they are owned by the Seller.

#### **Local Authority**

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

#### **Council Tax**

West Farm House - Rating F

# **Energy Performance Certificate**

Band F

#### **Environmental and Woodland Stewardship Schemes**

There is currently a Countryside Stewardship (middle tier) scheme across the farm which produces an annual income of £16,818. A copy of the agreement is available within the Data Room. The woodland is in a Woodland Management Plan.

# **Basic Payment Scheme**

The land is registered with the Rural Payments Agency. Any payments relating to the 2023 claim year will be retained by the vendors. Due to the impending change of regulations no BPS entitlements will be transferred to the purchaser.

#### Services

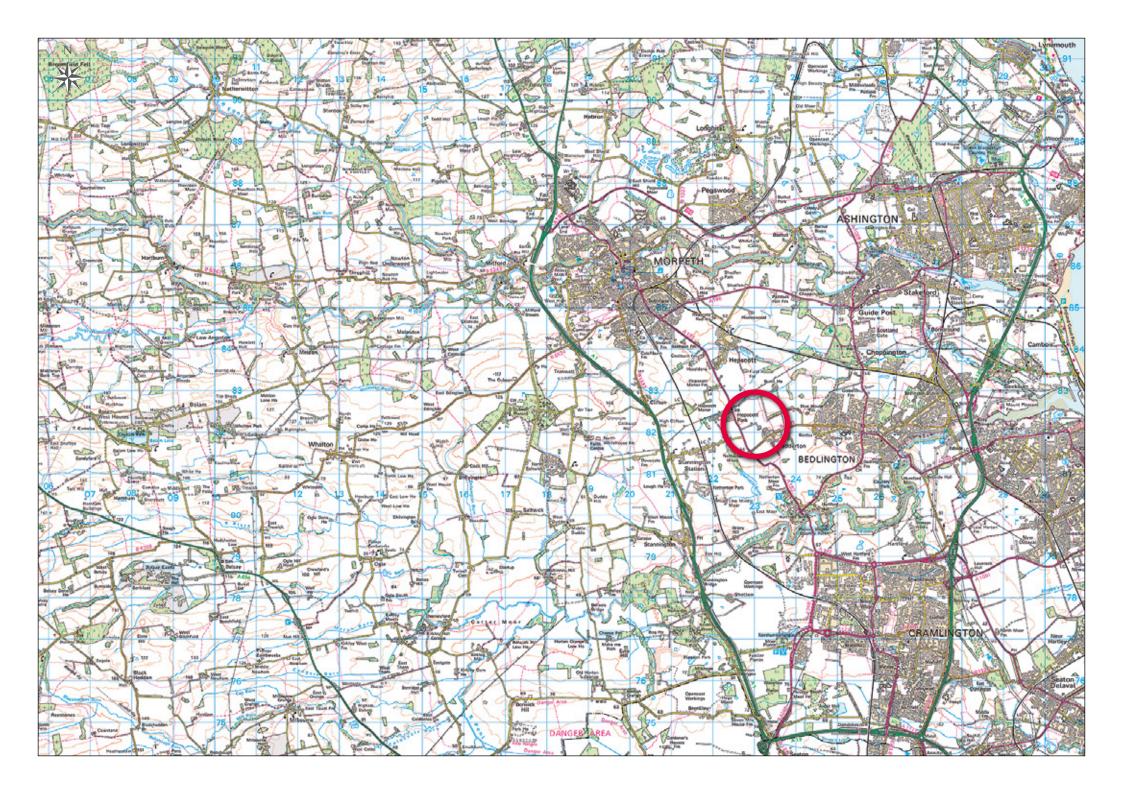
The farmhouse has oil central heating. There is a mains water supply, a shared private drainage system and single phase electricity supply.

#### **Fixtures and Fittings**

The tenants' fixtures, fittings, furniture, and personal belongings in the farmhouse and outbuildings are not included in the sale but may be included subject to negotiation.







Parcel ID	Feature Description	Total Area (ha)	Total Area (ac)	2023	2022	2021	Part of Management Agreement		
							CSS	Woodland Management Plan	CSS option
NZ2382 1721	Arable Land	2.82	6.98	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2282 9050	Arable Land	22.69	56.05	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2381 Part 0699	Arable Land	6.04	14.92	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8, SW4
NZ2282 5841	Arable Land	5.11	12.63	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW1
NZ2282 7037	Arable Land	2.03	5.02	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW1, SW3, AB16
NZ2282 7418	Arable Land	3.80	9.38	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2281 8298	Arable Land	6.96	17.20	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2282 3908	Arable Land	8.76	21.64	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB6, AB9
NZ2281 5997	Arable Land	4.92	12.15	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW1
NZ2281 7157	Arable Land	18.17	44.90	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB9
NZ2281 8622	Arable Land	12.40	30.64	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB6, AB9
NZ2381 0207	Arable Land	6.39	15.79	Winter Wheat	Spring Oats	Winter Wheat	YES		SW3
NZ2281 3229	Arable Land	10.80	26.68	Winter Wheat	Spring Oats	Winter Wheat	-	-	-
NZ2280 0398	Arable Land	5.18	12.80	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW1, AB6
NZ2281 0121	Arable Land	8.42	20.80	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW1
TOTAL		124.48	307.59						
NZ2381 1175	Permanent Pasture	2.04	5.05	Permanent Pasture			YES	-	GS2, GS17
NZ2381 2388	Permanent Pasture	0.46	1.14				YES	-	GS2, GS17
NZ2281 9271	Permanent Pasture	6.09	15.05				YES	-	GS2, GS17
NZ2381 Part 0699	Permanent Pasture	0.77	1.90				-	-	-
TOTAL		9.36	23.14						
NZ2282 6971	Woodland	1.43	3.54	-	-	-		YES	-
NZ2381 1997	Woodland/Scrub	0.15	0.38	-	-	-		-	-
NZ2281 4648	Woodland	6.15	15.21	-	-	-		YES	-
NZ2281 6118	Woodland	1.50	3.72	-	-	-		YES	-
NZ2281 1818	Woodland	0.36	0.89	-	-	-		YES	-
TOTAL		9.60	23.73						
LAND TOTAL		143.45	354.46						
-	Farmhouse	0.27	0.67	-	-	-		-	-
_	Farm Buildings & Stackyard	0.37	0.91	-		-		-	-
-	Road	0.40	0.99	-	-	-		-	-
TOTAL		1.04	2.57						
OVERALL TOTAL		144.49	357.03						

Please Note: All parcel IDs and areas are taken from the RLR except for the Farmhouse, Farm Buildings and Stackyard and the Road.

#### **IMPORTANT NOTES**

<sup>1.</sup> These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Endough Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2023.

