



BIRDHOPE FARM

ROCHESTER, NORTHUMBERLAND

Galbraith



BIRDHOPE FARM, ROCHESTER, NORTHUMBERLAND NE19 1SN

A well-shaped and highly scenic residential, agricultural and sporting property in the Northumberland National Park extending to 364.32 acres (147.44 ha) or thereabouts

Rochester 2 miles ■ Otterburn 6 miles ■ Jedburgh 20 miles
Newcastle 37 miles ■ Newcastle Airport 32 miles

- Well-proportioned and tastefully restored three-bedroom farmhouse of great character with outstanding views
- Charming and well-maintained range of traditional farm buildings with potential for alternative uses
- 19.03 acres of meadow land
- 26.24 acres permanent pasture and woodland grazing
- 13.07 acres predominantly native woodland
- 302.65 acres upland grazing
- Over 1,500 metres single bank fishing on the River Rede
- For sale by private treaty as a whole

Galbraith

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DESCRIPTION

Birdhope Farm is a most attractive and multi-dimensional grassland holding extending to around 364.32 acres (147.44 ha) lying within a ring fence in Redesdale, one of Northumberland's most stunning locations. Redesdale is known for its privacy, seclusion, dramatic landscapes and Dark Skies.

The land lies between 170m and 270m above sea level and enjoys good access from north and south via the nearby A68 road. The farm occupies a striking location within the Northumberland National Park, yet is easily accessible from larger centres. Rochester itself lies within 2 miles and Otterburn around 6 miles. Ponteland, with its wide range of services and facilities is within 30 miles, and Newcastle upon Tyne within 37 miles.

The farm is well-shaped and easily accessible, with the final approach being via a section of private road and a private "Bailey" bridge across the River Rede.

There are various areas of woodland, including an area of designated Ancient and Semi-Natural Woodland, an area of blanket bog and a Romano-British settlement, designated as a Scheduled Ancient Monument. There is substantial wildlife and ecological interest, including a number of rare lichens.

TENURE

The property is freehold, currently subject to a grazing and mowing licence but is offered for sale as a whole with vacant possession from 1st November 2023.

THE FARMHOUSE

The farmhouse occupies an attractive position towards the east of the farm overlooking the River Rede and is approached first via a private track way across the neighbouring property, Bellshiel followed by a well maintained, private tarmacadam roadway.

The two storey farmhouse is believed to be mainly of 19th Century construction and is faced in dressed sandstone, understood to be from the renowned Blaxter Quarry.





The accommodation includes:

On the ground floor: front entrance hall, shower room/w.c, hallway, pantry/utility room with further pantry off, living room incorporating Coalbrookdale stove; dining room, large kitchen incorporating good fitted ranges of floor and wall units and including Jotul woodburning stove.

On the first floor there is a landing, two double bedrooms, a single bedroom and family bathroom.

The house has LPG fired central heating and has benefited from the installation of a new fitted kitchen in recent years. The house is fully double glazed.

EPC Band F

FARM BUILDINGS

The farm buildings are located close by the farmhouse and comprise a range of mainly traditional buildings which have been well-maintained and are of considerable vernacular interest. They

include a range of stables, byres, a workshop and a separate former byre. All of these buildings were re-sarked and re-slatted around 2009. There is also a most distinctive hay barn built of timber under a slate roof.

We consider that the buildings offer potential for a range of alternative uses, including possible residential, holiday accommodation or other leisure related activities, as well as providing scope for extending the main house and/or providing for home working. However, any change of use would require the relevant consents and prospective purchasers must make their own enquiries into this.

FARMLAND

Birdhope includes around 19.03 acres of good, low lying mowable land adjacent to the River Rede, in four principal enclosures. Moving further to the west there is around 26.24 acres of enclosed, permanent pasture. Further to the south west, as the land rises, there is approximately 302.65 acres of fell grazing, divided into three principal areas, much of which has been comprehensively re-fenced in recent years.

Aside from the mowing land, the land has been devoted to grazing by sheep and cattle. There is a set of livestock handling pens approximately 200m west of the farmhouse.

WOODLAND

There are approximately 13.07 acres of woodland on the farm, as well as further areas of grazed woodland. Most of this comprises mixed, naturally established woodland of great scenic, wildlife and environmental interest. The Dead Wood, situated at the northern tip of the property, is classified as Ancient and Semi-Natural Woodland. There are also smaller areas of woodland and tree cover to the north west of the farmstead and along the banks of the River Rede. There may well be scope for a good deal more woodland planting on the farm, subject to the necessary approvals.

THE RIVER REDE

The entire northern boundary of the farm constitutes the mid-line of the River Rede, extending to just over 1,500 metres. The River Rede is the principal tributary of the North Tyne. The combined Tyne system is by far the most productive fishery in England and Wales in terms of rod-caught salmon. Birdhope includes single (right hand)

bank fishing rights over the entire section of the river. Although the Birdhope stretch constitutes part of the upper river and most salmon and sea trout runs will be in the autumn, there is a resident population of brown trout and decent sport can be had. Shooting rights are also included, and whilst these have not been exercised during the ownership of the Vendor, the farm should easily lend itself to the development of a successful rough shoot.

ENVIRONMENTAL AND WOODLAND SCHEMES

The farm is currently subject to a Higher Level Environmental Stewardship Agreement, which is due to end on 30th September 2023, with any payments relating to the 2023 claim year being retained by the Vendor.

From 1st October 2023 the farm will be entirely free of environmental and woodland grant schemes. Consequently, the farm presents a rare "blank canvas" on which a future owner can pursue environmental and natural capital schemes as desired.

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. Following the recent changes to the regulations, no Basic Payment Scheme entitlements will be transferred to the Purchaser.

METHOD OF SALE

The Farm is offered for sale by private treaty as a whole. However, practical lotting suggestions will be considered and prospective purchasers should make their interest known to the selling agents as soon as possible. The Vendor reserves the right to conclude negotiations by any other means.

DESIGNATIONS

The entirety of the property falls within the Northumberland National Park. The Dead Wood is identified as Ancient and Semi-Natural Woodland. The Romano-British settlement towards the eastern edge of the farm is a Scheduled Ancient Monument (SAM Reference 1011904).

BOUNDARIES

Boundaries are made of up of fences and walls: there has been considerable new fencing undertaken during recent years.

SERVICES

Private water. Private drainage. Mains electricity to farmhouse and farm buildings. LPG central heating to farmhouse. Further details are available on request from the selling agents.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting rights, fallen and standing timber are included in the sale in so far as they are owned. We believe that mineral rights are included within the sale.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Property is being sold subject to the benefits of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A public footpath runs across the property, passing to the east of the farmstead in a broadly south east – north east direction.

The upland grazing areas are identified as Open Country under The Countryside and Rights of Way Act 2002.

The proprietors of Birdhope have a right of access over the roadway through Bellshiel, as shown in a fine green line, and are responsible for the maintenance of this roadway.

ENTRY

The date of entry will be by mutual agreement.

DIRECTIONS

If travelling from the south east, continue 2 miles past Rochester and turn left off the A68 road at the red gateway signposted Bellshiel. If travelling from the north west, continue on the A68 for 3 miles after Byrness and turn right at the red gateway signposted Bellshiel.

In both cases, continue approximately 200m due south over the track way and over the Bailey Bridge. Follow the tarmac road until reaching Birdhope farmhouse and steading.

WHAT.3.WORDS

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POSTCODE

NE19 1SN

LOCAL AUTHORITY

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

Northumberland National Park Authority, Eastburn, South Park, Hexham, Northumberland, NE46 1BS





VIEWINGS

Viewings are strictly by prior appointment and only through the selling agents, Galbraith, Morpeth on 01670 331500.

HEALTH & SAFETY

The Property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

Photographs prepared June 2023
Particulars prepared June 2023.

ANTI MONEY LAUNDERING (AML) REGULATIONS

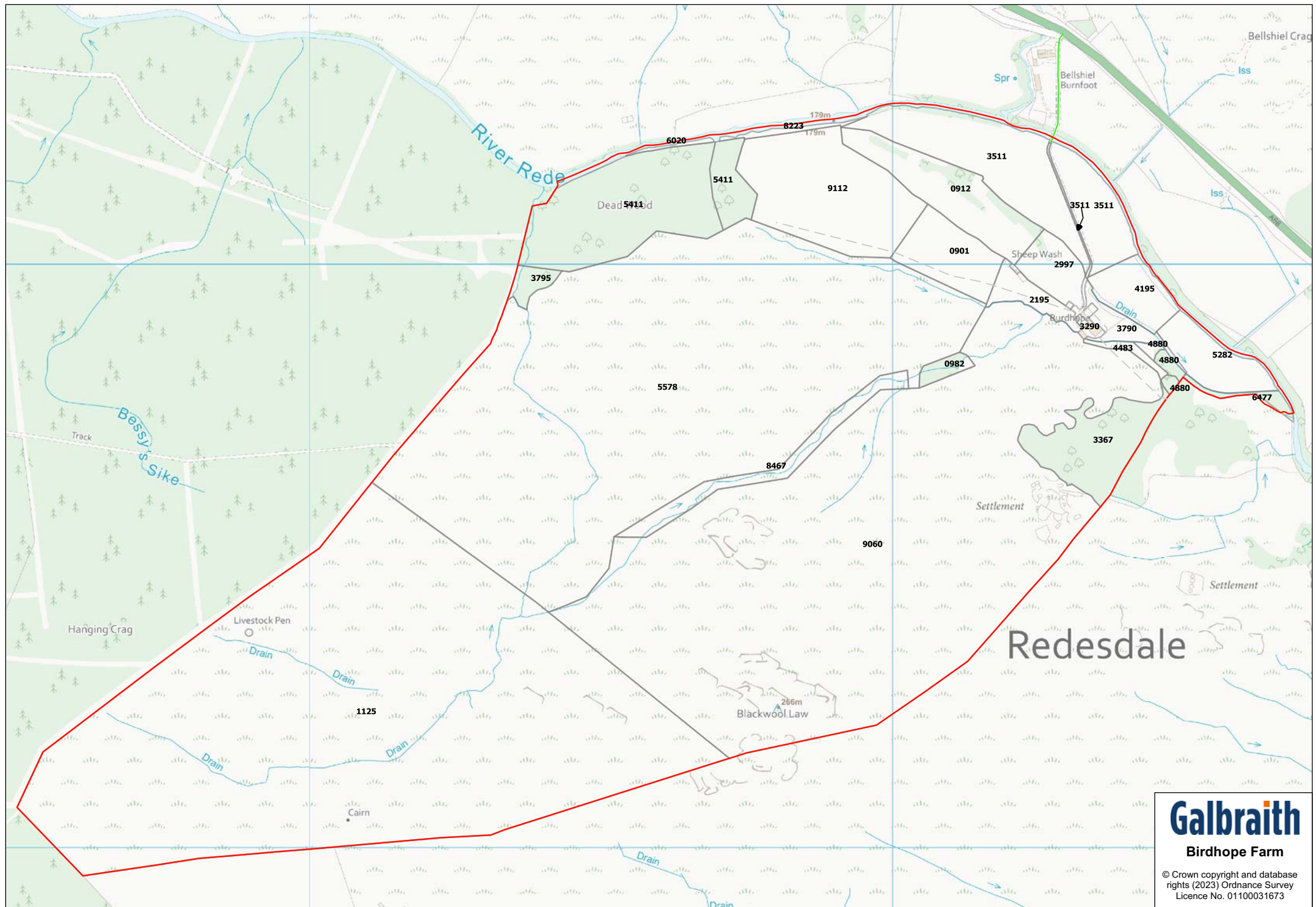
Galbraith is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on all purchasers. This requirement is absolute and must be satisfied before we commence work on your behalf. In order to comply with this requirement, Galbraith works in partnership with First AML, 'The UK's preferred AML solution'. Purchasers will be contacted directly by First AML via email, who will request all necessary identification

documentation. If Purchasers cannot complete the request from First AML, please contact Galbraith at your earliest convenience to make other arrangements. Purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) identification or b) copies of the same certified and dated by an appropriate professional. Failure to provide this information may result in an offer not being considered.

MORTGAGE FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Kitty Campbell on 01434 693693. Email: Kitty.Campbell@galbraithgroup.com





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Birdhope Farm

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IMPORTANT NOTES

1. 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. 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. Closing Date. A closing date for offers may be fixed. Prospective purchasers who have notified their interest 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. 4. Offers. Formal offers confirming if an offer is in relation to the whole, or a specific lot or combination of lots, together with proof of funding, should be submitted to Galbraith, 16 Telford Court, Morpeth, Northumberland, NE61 2DB. Tel: 01670 331500