

# BROOMWOOD

LEMMINGTON BANK, ALNWICK, NORTHUMBERLAND



**Galbraith**

  
OATES RURAL  
AGRICULTURAL PROPERTY SPECIALISTS







# BROOMWOOD, LEMMINGTON BANK, ALNWICK, NORTHUMBERLAND NE66 2BD

**A delightful and well-shaped grassland and residential farm lying within a ring fence in a spectacular part of Northumberland, extending to approximately 124.20 acres (50.26 ha)**

Alnwick 4 miles ■ Rothbury 8 miles ■ Newcastle 33 miles ■ Newcastle Airport 31 miles

- Well-proportioned farmhouse of great character and with dramatic views
  - Useful range of farm buildings with potential for alternative uses
    - 55 acres mowing ground
    - 49 acres permanent pasture
    - 18 acres woodland and woodland grazing
  - Considerable conservation interest and sporting potential
    - For sale by private treaty as a whole

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## DESCRIPTION

Broomwood is a delightful, well-shaped grassland and residential farm, extending to approximately 124.20 acres (50.26 ha) lying within a ring fence in a most attractive situation.

The farm lies on the south side of the River Aln Valley and enjoys good access from north and south. It occupies an outstanding location being situated within an area known for quality stock rearing and for its high landscape value and which is popular as a residential location. Alnwick with its celebrated Garden and wide range of facilities is 4 miles to the north east. The market town of Rothbury lies 8 miles to the south west. The city of Newcastle upon Tyne lies around 33 miles and Newcastle Airport being 31 miles to the south.

The farm is well-shaped and includes an attractive 3-bedroom farmhouse with scope to extend; a centrally located farm steading with a mixture of modern and traditional buildings, approximately 104 acres of permanent grassland and around 18 acres of woodland and woodland grazing.

## TENURE

The property is freehold and is offered for sale as a whole with vacant possession.

## THE FARMHOUSE

The farmhouse, which is south facing in a centrally located position, is believed to be mainly of 19th Century construction and is faced in dressed sandstone under a slate roof.

The original house was extended in the early 2000s by the conversion of an adjacent granary to form practical and pleasant family accommodation.

The accommodation includes:





On the ground floor: front entrance porch, extensive open-plan kitchen/sitting room with fitted kitchen incorporating 3 oven Aga, feature stone fireplace with woodburning stove; utility room; office with door to farmyard; internal hall with shelved pantry off; w.c; rear hallway; external door to rear courtyard; further spacious living room with feature stone fireplace and stone hearth incorporating woodburning stove; external access to garden and stairs off.

On the first floor there is a landing, three double bedrooms, a family bathroom and a further shower room.

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

EPC Band E

To the front (south) there is a small, gravelled area with shrubs surrounds, leading to a larger garden area to the west, which is laid mainly to lawn, with gravel and shrub surrounds.

To the rear (north) of the original part of the house, there is an attractive courtyard area enclosed by outbuildings which confers great privacy and enjoys morning sun.

Off the living room and forming the northern boundary of this courtyard, there is an extensive, single storey, stone under slate outbuilding range. The roofs have been re-felted and re-slated and a new floor laid to the main part of this range and it is believed that this could form additional residential accommodation or a separate residential unit, subject to the relevant consents. There is also a further coal shed/garden store.





## FARM BUILDINGS

The farm buildings are located to the east and northeast of the farmhouse and comprise a range of mainly modern buildings which have been generally well maintained and are well suited to the beef and sheep enterprise currently run on the farm. They comprise:

BUILDINGS	DESCRIPTION
1	<b>3-bay, steel portal framed hay/straw building (overall dimensions 13.80m x 12.40m)</b> With steel/timber framed lean-to to north and having steel sheet sides and asbestos cement roof.
2	<b>Timber framed general purpose building (15.80m x 13.80m)</b> Having prefabricated concrete panel walls with timber space boarding above and concrete floor.
3	<b>2-bay, steel framed hayshed (9.30m x 4.60m)</b> With monopitch box profile steel sheet roof and side cladding. Open to northwest elevation.
4	<b>4-bay, timber framed barn of timber pole construction (14.0m x 9.10m)</b> Part timber/part block walls with timber space boarding above under a monopitch corrugated steel sheet roof.
5	<b>3-bay, steel framed livestock building (13.80m x 6.25m)</b> Having block walls to approx. 1.5m and a monopitch asbestos cement roof.
6	<b>Stone under slate building (6.10m x 5.20m)</b> Felted and re-slated and accommodating four kennels.

## FARMLAND

Broomewood includes around 55 acres of mowing ground, 49 acres of permanent pasture, and around 18 acres of woodland and woodland grazing.

The land rises from the 65m contour at the northwestern tip of the property to a high point of around 165m at the southern tip of the farm. Fields are relatively evenly sized, and the land is believed to be in good heart.

The farm has been devoted to grazing by breeding sheep and cattle.

Great visual, shelter and landscape interest are provided by the woodlands which are located around the farm, and the attractive, mixed woodlands which surround the property on its western and northern boundaries.

## WOODLAND

There is approximately 18 acres of woodland and woodland grazing on the farm. Although there are a number of small, more recently established compartments, most of the woodland comprises mixed mature woodland of great scenic, wildlife and sporting interest. There may well be scope for a good deal more woodland planting on the farm, subject to the necessary approvals.

## ENVIRONMENTAL AND WOODLAND SCHEMES

The farm is currently subject to a Mid-Tier Stewardship Scheme, which commenced on 1st January 2023. However, the vendors may be amenable to withdrawing the land from the scheme to allow the purchaser a free hand. More details are available from the joint selling agents.

We consider that the farm, with its striking location, presents a great opportunity for a future owner to 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. Due to the impending changes to the regulations, no Basic Payment Scheme entitlements nor de-linked historical run-off payment 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**

There is a Scheduled Ancient Monument (Historic England Reference: SAM25195) located towards the east of the farm. This is described as a Romano-British Defended Settlement.

#### **BOUNDARIES**

Boundaries are made of up of fences, dry stone walls and hedges. There has been considerable new fencing undertaken during recent years.

#### **SERVICES**

Mains electricity to farmhouse and some farm buildings. Private drainage to a septic tank. The farm is currently served by a private water system, which also serves a neighbouring property. However, mains water is also led to the edge of the farm near Parcel 7913, offering potential for a mains connection if required.

Further details are available on request from the joint 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.

There are believed to be no public rights of way affecting the farm.

#### **ENTRY**

The date of entry will be by mutual agreement.

#### **DIRECTIONS**

The farm can be reached easily from north or south via the A1. In either case, leave the A1 Road 2 miles south of Alnwick taking the C92 road signposted Whittingham. Follow this road for approx. 3.5 miles. Cross the B6341 at Lemmington Crossroads. Continue on the C90 Lemmington Bank road for 0.5 miles turning right at the sign Broomewood.

The farm can be reached equally easily via the A697. If travelling from the southeast, take the B6341 at Moorhouse Crossroads to Alnwick. Continue for 4 miles and turn left at Lemmington Crossroads, on to the C90 signposted Whittingham. Again, Broomewood is 0.5 miles on the road at the sign Broomewood.

If travelling from the north, leave the A697 at Bridge of Aln on to the C90 where signposted Alnwick. Continue for approx. 3 miles and Broomewood is situated on the left hand side of Lemmington Bank.





### WHAT.3.WORDS

///honestly.always.butterfly

### POSTCODE

NE66 2BD

### LOCAL AUTHORITY

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

### VIEWINGS

Viewings are strictly by prior appointment and only through the joint selling agents, Galbraith, Morpeth on 01670 331500 and Oates Rural, Alnwick on 01665 525870.

### HEALTH & SAFETY

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

Particulars prepared October 2023

### ANTI MONEY LAUNDERING (AML) REGULATIONS

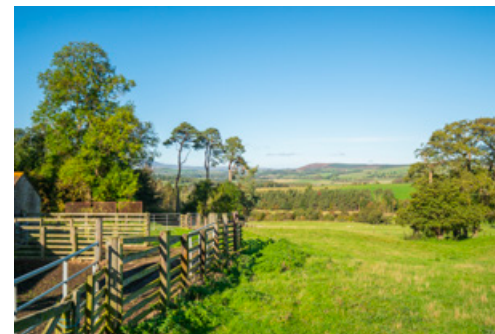
Galbraith is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on all purchasers. 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](mailto:Kitty.Campbell@galbraithgroup.com)

### 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 or to Oates Rural, Whaupée House, Glanton, Alnwick, NE66 4BQ Tel: 01665 525870



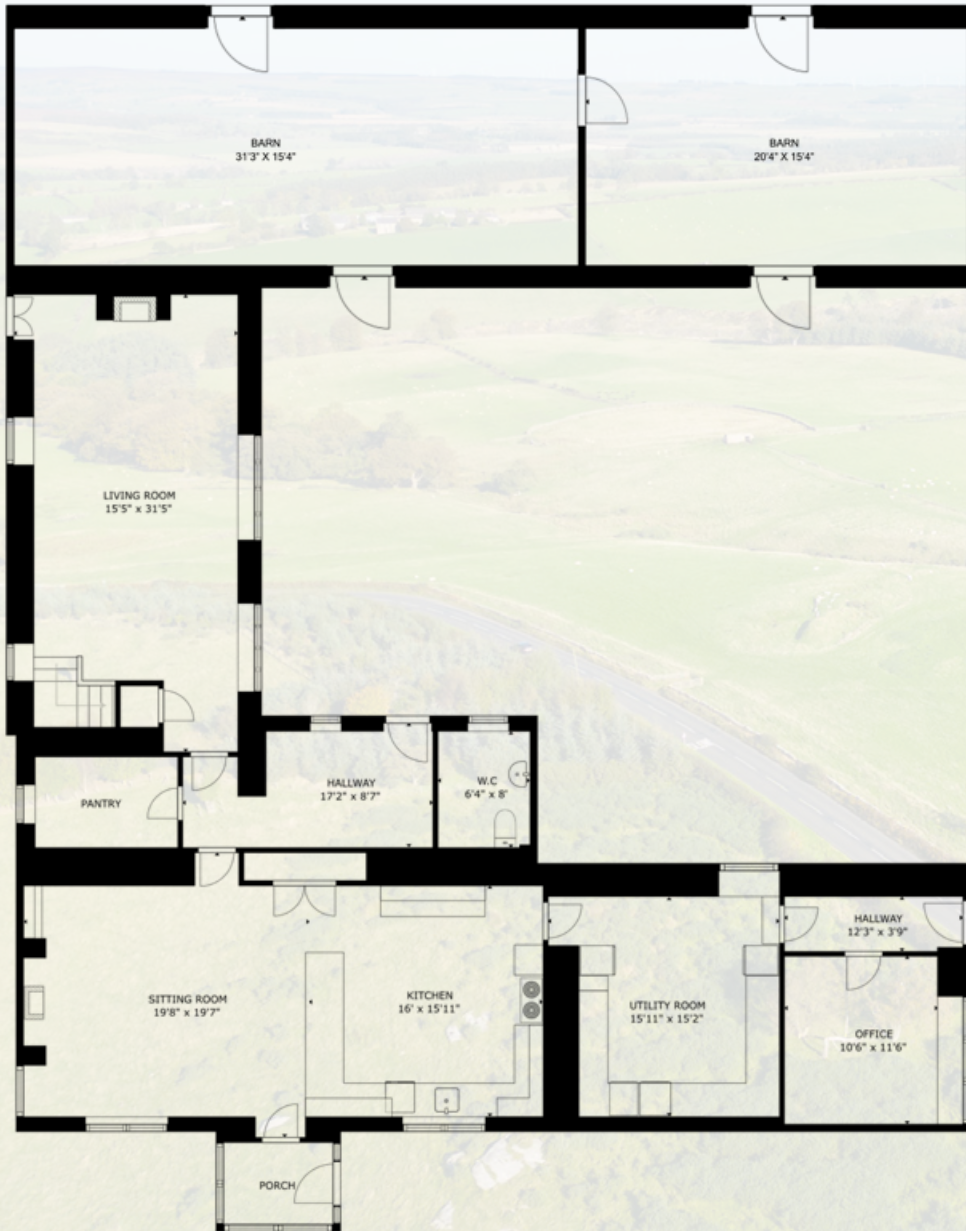


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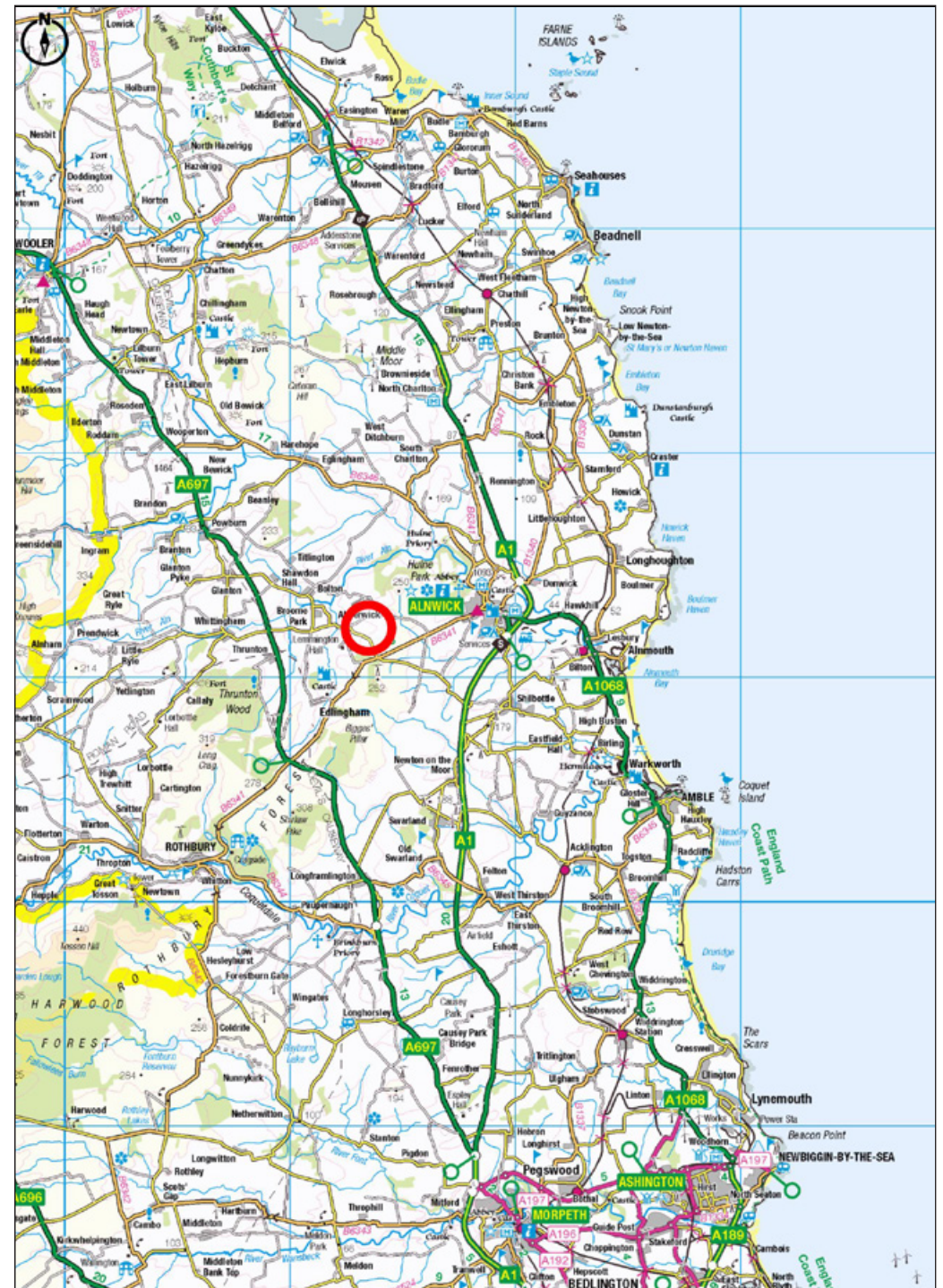
FLOOR 1



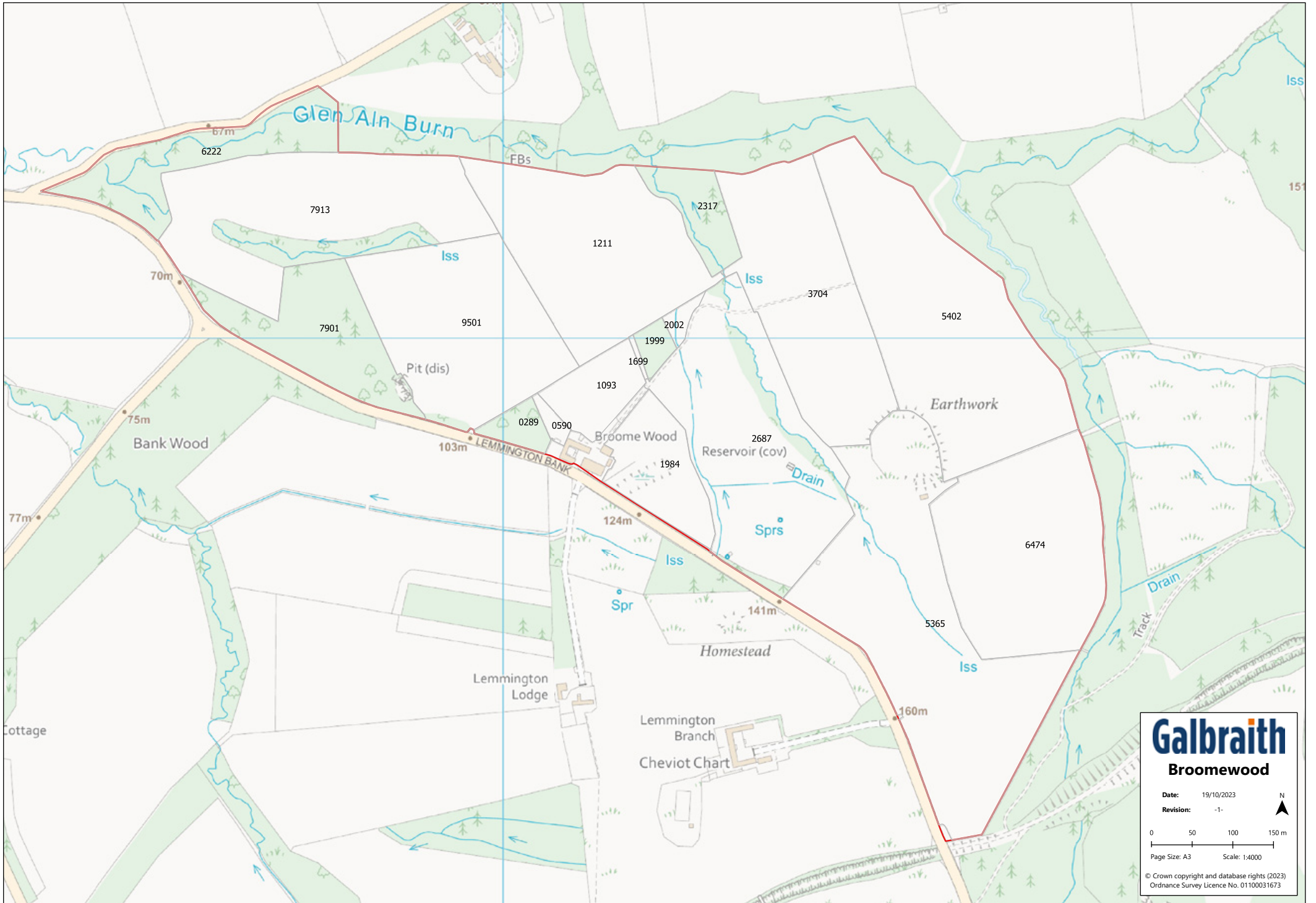
FLOOR 2



SCHEDULE OF AREAS			
PARCEL ID	DESCRIPTION	TOTAL AREA (HA)	TOTAL AREA (AC)
5365	GRASSLAND	7.30	18.04
1093	GRASSLAND	0.87	2.15
1699	TRACK	0.03	0.07
2317	WOODLAND	0.81	2.00
7901	WOODLAND	2.33	5.76
7913	GRASSLAND	4.46	11.02
7913	WOODLAND	0.78	1.93
6474	GRASSLAND	4.56	11.27
5402	GRASSLAND	6.19	15.30
9501	GRASSLAND	4.28	10.58
0590	GRASSLAND	0.12	0.30
1984	GRASSLAND	1.41	3.48
1999	WOODLAND	0.22	0.54
0289	WOODLAND	0.34	0.84
2687	GRASSLAND	4.07	10.06
2687	WOODLAND	1.06	2.61
2687	HARD STANDINGS	0.01	0.02
1211	GRASSLAND	4.46	11.02
3704	GRASSLAND	4.30	10.63
2002	GRASSLAND	0.14	0.35
6222	WOODLAND	2.08	5.14
	OTHER	0.44	1.09
<b>GRAND TOTAL</b>		<b>50.26</b>	<b>124.20</b>







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