

AGRICULTURAL INVESTMENT OPPORTUNITY

WALL FELL FARM

HEXHAM, NORTHUMBERLAND NE46 4NG



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A well-shaped and scenic agricultural investment property located on Northumberland's historic Hadrian's Wall and extending to 214.76 acres (86.91 ha) or thereabouts

Hexham 5 miles ■ Corbridge 5 miles ■ Newcastle 23 miles
Newcastle Airport 22 miles ■ Carlisle 42 miles

- Well-proportioned and tastefully restored three-bedroom farmhouse of considerable character and with outstanding views.
- A mix of traditional and modern farm buildings on 3 separate sites, with potential for alternative uses
- 21.59 acres of arable land
- 64.15 acres of meadow land
- 53.15 acres permanent pasture
- 71.65 acres upland grazing
- 2.22 acres mixed woodland
- For sale by private treaty as a whole

Galbraith

Morpeth
01670 331500
morpeth@galbraithgroup.com





GENERAL DESCRIPTION

Wall Fell Farm is a most attractive and multi-dimensional let agricultural holding extending to around 214.76 acres (86.91 ha) lying close to Hadrian's Wall in one of Northumberland's most stunning locations. The area is known for its privacy, seclusion, dramatic landscapes and Dark Skies.

The majority of the holding comprises Wall Fell itself, a compact and well-shaped livestock unit extending to around 191.63 acres (77.55 ha). Wall Fell occupies a striking, private location within The Hadrian's Wall World Heritage Site, with sweeping views to the south, east and west, yet is well placed for local market towns and easily accessible from larger centres. The popular towns of Hexham and Corbridge lie within 5 miles, offering a wide range of educational, cultural and retail facilities, as well as local rail links. Newcastle upon Tyne, the regional centre with its wealth of commercial facilities, universities, international airport and East Coast main line rail connections, is less than 24 miles.

The farm is well-shaped and easily accessible, with the final approach being via a section of private road off the B6318 Heddon-Chollerford road.

The land lies between 230m and 250m above sea level and enjoys good access from north and south via the nearby B6318 road.

The centrepiece is the main farmstead, incorporating the farmhouse itself and a mix of modern and more traditional farm buildings.

There are various small areas of woodland, and substantial wildlife and ecological interest. Owing to the presence of the Hadrian's Wall national walking Path and the proximity of Hadrian's Wall itself, we believe there to be considerable potential for some form of tourism or leisure-related development on the farm, subject to the relevant consents.

Land at Cross Bank, an outlying area of arable land and woodland, is located approximately 4 miles to the south west, a short distance to the north of the village of Acomb. This portion of land, lower lying between the 60 m and 90 m contours, extends to around 23.12 acres (9.36 ha), including 1.53 acres of attractive, mixed broadleaved woodland, and 21.59 acres of arable land.

The Land at Cross Bank, with its ability to produce good yields of combinable crops and straw, complements the livestock operations at Wall Fell itself.

TENURE

The Property is let under a first succession, 1986 Agricultural Holdings Act (AHA86)-governed tenancy in favour of Mr Richard Keen.

The freehold interest in The Property, subject to this tenancy, is offered for sale as a whole.

THE FARMHOUSE

The farmhouse occupies an attractive, south-facing position towards the south of Wall Fell Farm and enjoys outstanding views, especially to south and west.

The mainly two-storey dwelling is believed to be principally of 19th Century construction and is constructed largely of sandstone under slate.

The accommodation includes:

On the ground floor:
Front entrance hall with stairs off;
Living room with woodburning stove (installed by Farm Tenant),
Kitchen with fitted floor and wall range and electric stove and hob (all installed by Farm Tenant)
Playroom (formerly office)
Family bathroom
Rear entrance hall (W) incorporating Klover PB35 biomass boiler (installed by Farm Tenant)
Utility Room
Further hall (N)
WC
On the first floor:
Landing.
Three bedrooms.

The house has been substantially improved and modernized in recent years. Windows are UPVC double-glazed and the majority of the roof was felted and re-slatted around 1989.

EPC Band E

FARM BUILDINGS

The farm buildings are located on three separate sites. The main farmstead is arranged immediately to the north, east and west of the farmhouse.

The buildings here comprise:

1. Stone under slate range, incorporating workshop, meal-house and former byre and storage areas.
2. Stone under asbestos cement byre serving as storage.
3. 5 bay, steel portal framed cattle building and lean-to (23.00m x 16.00m overall) having concrete floor and asbestos cement roof (walls, cladding and flooring recorded as Tenant's Fixture).

4. Lean-to cattle accommodation (23m x 5m) with fibre-cement monopitch roof (recorded as Tenant's Fixture).
5. 4 bay, steel portal framed implement shed/workshop building (18.50 m x 12.20 m) with concrete floor, steel sheet side cladding and asbestos cement roof (recorded as Tenant's Improvement).
6. Timber-framed sheep shed (46.50m x 9.15 m) with steel sheet monopitch roof and side cladding (recorded as Tenant's Fixture).

Approximately 120 metres to the east, there is a secondary building range known collectively as The Hemmel, which is recorded as redundant under the Tenancy Agreement. Specifically, this comprises:

7. A 3 bay, steel framed hay barn (13.80 m x 4.90m) with corrugated steel side cladding and roof and open to south-east.
8. 5-eyed, former cartshed built in stone and brick under a fibre-cement roof.
9. Lean-to former livestock housing on brick piers under a fibre-cement roof.
10. Stone building under a pitched, fibre-cement roof.

In a striking position around 450 m to the north-east of the farmhouse, there is a largely derelict pair of buildings, also recorded as redundant under the tenancy agreement. Specifically, these comprise:

11. Flanders House, a former two storey detached farmhouse, built of stone under a (now collapsed) stone slab roof.
12. Adjacent, formerly lofted barn, built of stone under a (now collapsed) stone slab roof.

We consider that some of the buildings may offer potential for a range of alternative uses, including possible residential, holiday accommodation or other leisure-related activities.

However, any change of use would require the relevant consents and prospective purchasers must make their own enquiries into this.

FARMLAND

Most of the field parcels at Wall Fell are well-shaped and of broadly even size, with a mix of mowing and permanent pasture fields. Further to the south-east, as the land rises, there is a more extensive area of upland heathland grazing, including white grass and heather areas.

Aside from the mowing land, the land has been devoted to grazing by sheep and cattle. There is a set of sheep handling pens to the north of Building 3.

The Land at Cross Bank, lower lying between the 90 m and 60 m contours, extends to around 23.12 acres (9.36 ha), including 1.53 acres of attractive, mixed broadleaved woodland, and 21.59 acres of arable land. Other than a small area of fallow, the arable land is down to winter barley for the 2024 harvest.

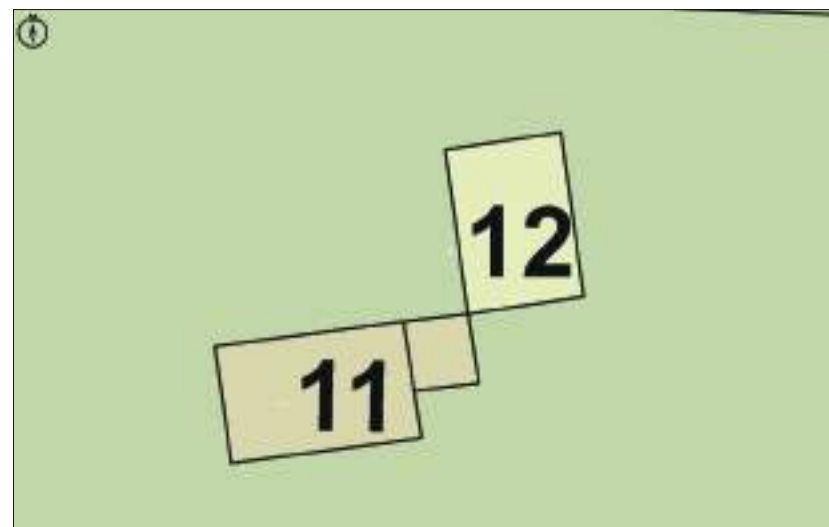
WOODLAND

There is approximately 2.02 acres of woodland on the farm. There are two small, principally spruce plantations on Wall Fell, as well as parcel 2255, a small area of scrub woodland.

At Cross Bank, part of 9486 comprises approximately 1.53 acres of most attractive, mature, mixed broadleaved woodland which is believed to be of considerable wildlife and environmental interest. There may well be scope for a good deal more woodland planting on the farm, subject to the necessary approvals.

SPORTINGS

Shooting rights are also included in the sale. Although these have been licensed out to a neighbouring proprietor until 1st February 2025, vacant possession of these can be recovered thereafter. With an area of heather in parcel 0756 and the possibility of establishing more woodland, the farm could lend itself to the development of a successful small rough shoot.

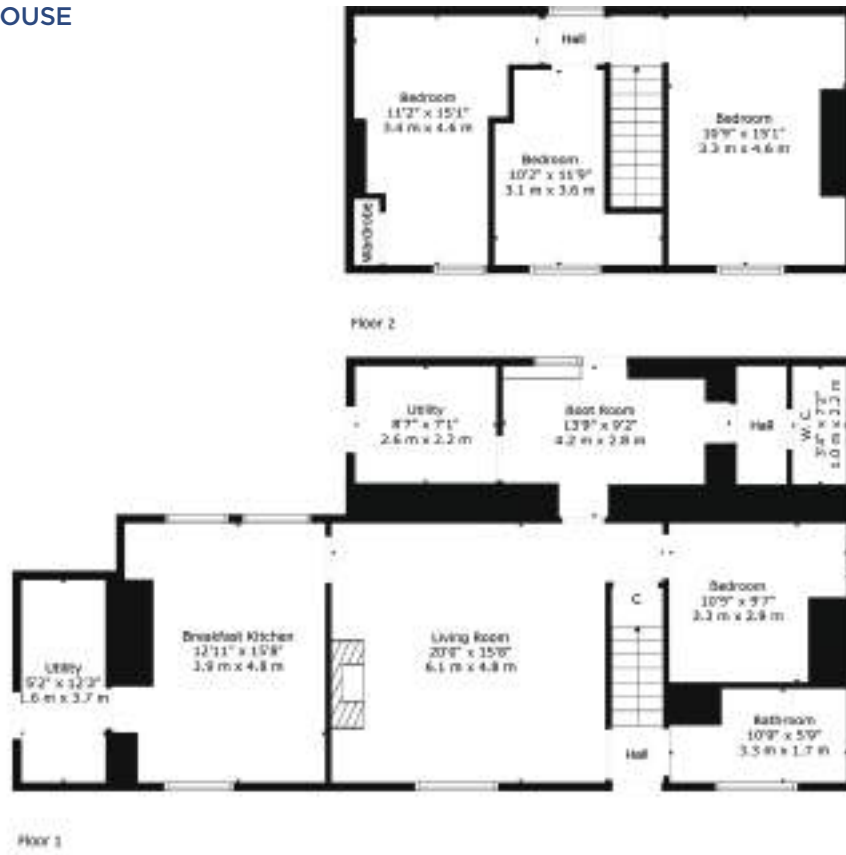




Summary of Areas		
Description	(Ha)	(Ac)
Meadow	25.96	64.15
Permanent Pasture	21.51	53.15
Upland Grazing	29.08	71.86
Woodland	1.05	2.59
Arable	8.54	21.10
Other	0.72	1.78
TOTAL	86.86	214.64

WALL FELL FARM-SCHEDULE OF AREAS		
Wall Fell Farm		
Parcel ID	Description	Area (ha)
0756	Upland Grazing	20.17
0881	Upland Grazing	4.10
2095	Permanent Pasture	4.60
2210	Permanent Pasture	4.93
2255	Woodland	0.08
4145	Woodland	0.08
5065	Meadow	5.14
5486	Meadow	2.74
5498	Meadow	1.92
5508	Meadow	2.46
5625	Meadow	4.78
7154	Upland Grazing	4.81
7285	Permanent Pasture	3.82
7505	Permanent Pasture	3.87
7723	Meadow	4.16
8377	Woodland	0.12
9593	Permanent Pasture	4.29
9716	Meadow	4.76
	Other	0.72
Total		77.55
Land at Cross Bank		
Parcel ID	Description	Area (ha)
0786	Arable	2.03
2592	Arable	2.23
2883	Arable	3.19
Pt 9486	Arable	1.09
Pt 9486	Woodland	0.77
Total		9.31
GRAND TOTAL		86.86

FARMHOUSE

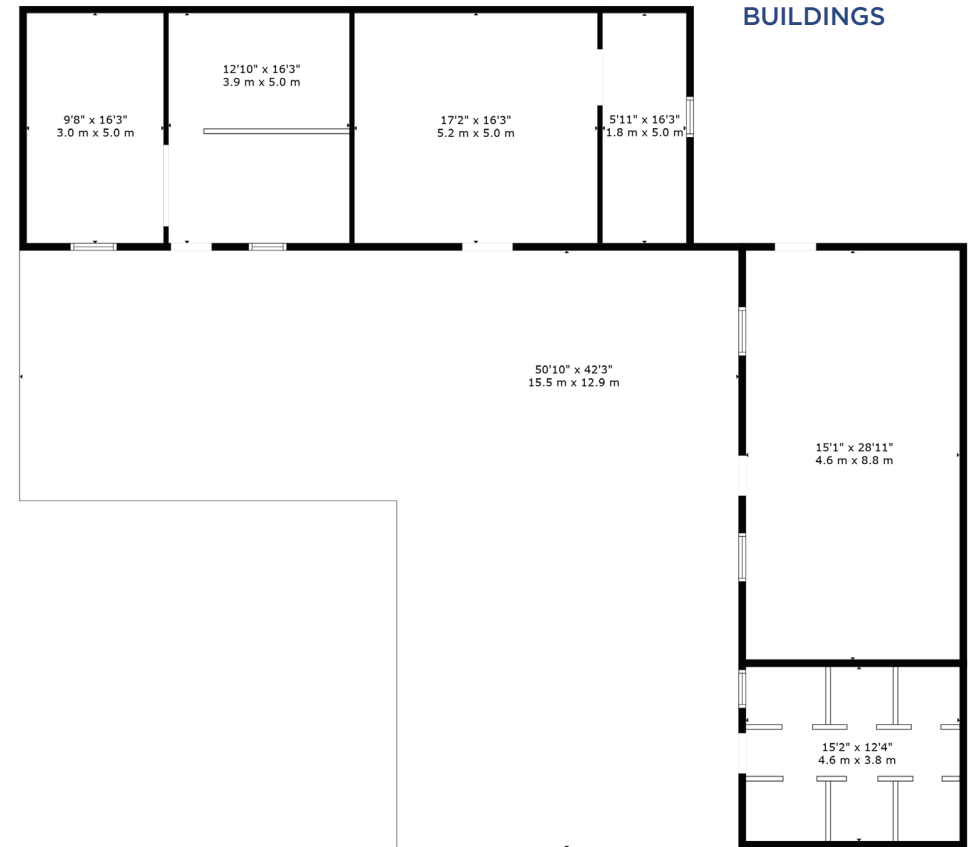


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TOTAL: 1494 sq. ft, 139 m2
FLOOR 1: 1944 sq. ft, 97 m2, FLOOR 2: 450 sq. ft, 42 m2

All Measurements Are Calculated By Cubicore Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

BUILDINGS



TOTAL: 1384 sq. ft, 129 m2
FLOOR 1: 1384 sq. ft, 129 m2
EXCLUDED AREAS: " " : 1493 sq. ft, 139 m2

All Measurements Are Calculated By Cubicore Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

FARM TENANCY

The farm is let to Mr Richard Keen under a 1986 Agricultural Holdings Act (AHA 86)-governed tenancy dated 25th June 2007. The grant of this tenancy is recorded as a First Succession under the provisions of sections 35-48 of The Act.

A section 12 notice was served on behalf of the landlord in early May 2024, reserving the right to both Landlord and Tenant to refer to arbitration (in default of agreement) the question of rent to be payable from 13th May 2025.

Notable terms of the tenancy agreement include:

- Rent payable half yearly in arrears on 13th May and 11th November in each year.

- Landlord solely responsible for insuring farmhouse and (Landlord's) farm buildings.
- Tenant responsible for insuring and repairing Tenant's buildings.
- Repairs apportioned between Landlord and Tenant broadly in accordance with The Agriculture (Maintenance, Repair and Insurance of Fixed Equipment) Regulations (The Model Clauses).
- Standard reservations to the Landlord, including timber, sporting rights, wayleaves and easements and minerals (insofar as these are owned).
- Power to the Landlord to resume possession on 3 months' written notice of parts or all of the Holding for the purposes of building, mining, quarrying, forming roads, forestry and other purposes set out in s31 of The Act, subject to reasonable reduction in rent and payment to the Tenant of appropriate compensation for crop loss and similar disturbance. More details are available on request from the Selling Agents.

ENVIRONMENTAL AND WOODLAND SCHEMES

The farm is currently subject to a Mid-Tier Stewardship Scheme operated by the farm Tenant.

BASIC PAYMENT SCHEME

Any residual payments under The Basic Payment Scheme will fall to the Farm Tenant and the freehold owner has no claim with regard to these.

METHOD OF SALE

The Farm is offered for sale by private treaty as a whole. However, practical lotting suggestions will be considered, mindful of the fact that there is currently a single farm tenancy over the whole farm, 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 northern sections of Field parcels 5624, 7723 and 9716 fall within the Hadrian's Wall and Vallum Scheduled Ancient Monument (English Heritage reference 1010958). The entirety of Wall Fell Farm (though not the Land at Cross Bank) falls within the Frontiers of The Roman Empire (Hadrian's Wall) World Heritage Site.

SERVICES

Mains water. Private drainage. Mains electricity (single phase) to farmhouse and some farm buildings. All but one field at Wall Fell itself have troughed water supplies, with Field 7154 fed by a natural watercourse.

The Farmhouse is heated by a biomass (wood pellet) fired central heating system installed by the Farm Tenant. Water heating is by this system, supplemented by an electric immersion back-up. 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 excluded from the sale. Shooting rights are currently licensed out to a neighbouring proprietor up to 1st February 2025 for £200 annually.

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.

The Hadrian's Wall Trail runs over a length of around 100 metres across the north western tip of Parcel 9716.

A further public footpath runs across The Property as shown by a grey broken line, passing in a broadly south west-north east direction.

COMPLETION

The date of completion will be by mutual agreement.

DIRECTIONS

The farm is best approached from south, west or east via the A69 Newcastle-Carlisle road. If travelling from the south or east, leave the A69 at Corbridge onto the A68 road and head north for Jedburgh. After 2 miles, take the first turning left at the Stagshaw roundabout and head westwards on the B6318. After 2 miles, turn left at the farm drive by the Wall Fell farm sign.

If travelling from the north, leave the A68 at The Stagshaw roundabout at the third exit westwards onto the B6318 and proceed as above.

If travelling from the west, leave the A69 one mile west of Hexham onto the A6079 signposted Wall and Chollerford. Continue on this road for 3 miles, passing through Wall village until reaching the crossroads at Brunton. Turn right here onto the B6318 and proceed for almost 3 miles until reaching the Wall Fell farm sign. In all cases, turn onto the private hardcore farm drive and continue southwards for approximately 525 metres until the main farmstead is reached.

WHAT.3.WORDS

///tram.built.spices (Wall Fell Farmhouse)
///optimists.trucks.recount (access to Land at Cross Bank)

POSTCODE

NE19 1SN (Wall Fell Farmhouse)

LOCAL AUTHORITY

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

VIEWINGS

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

HEALTH & SAFETY

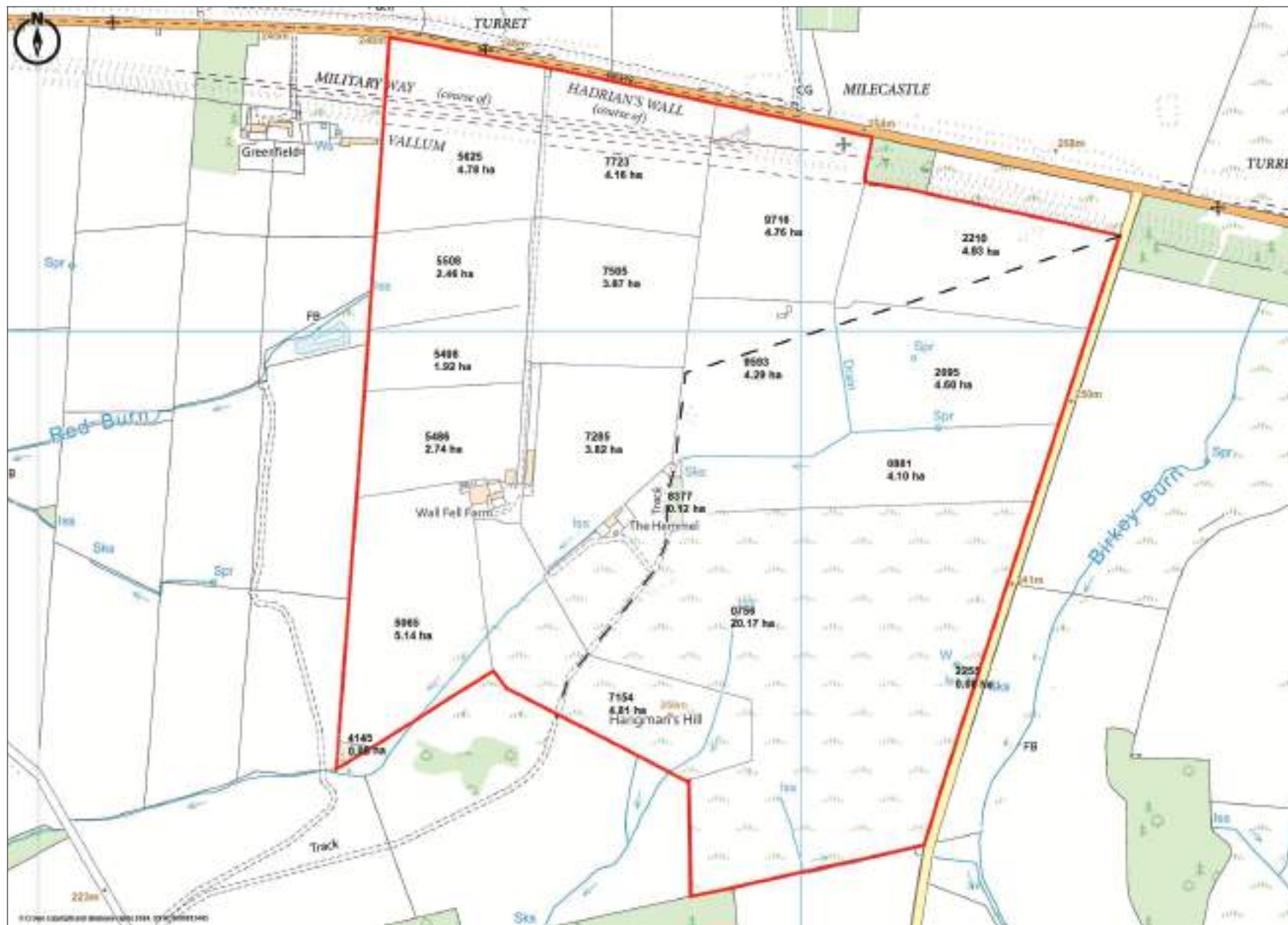
The Property is an agricultural holding and appropriate caution should be exercised at all times during inspection, particularly in the vicinity of the Flanders House buildings.

Particulars prepared June 2024. Photographs taken June 2024.





Wall Fell Farm



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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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