



RICHARD **BROWN**
& PARTNERS

Low Chesterhope Farm
West Woodburn, Hexham, Northumberland



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West Woodburn, Hexham, Northumberland, NE48 2RQ

A productive upland livestock farm including 243.25 hectares (601.07 acres) or thereabouts of meadows, permanent pasture and hill grazing, a range of modern and traditional farm buildings and a newly renovated 3 bedroom farmhouse.

Offered to let as a whole by informal tender on behalf of
W Robson & Co (retiring)

Available on a 15 year Farm Business Tenancy
from 7th October 2016

Tenders should be received by 12 noon on
Friday 19th August 2016

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP
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Introduction

Purchased by Mr & Mrs W Robson in 1894; Chesterhope has been farmed in hand by the family ever since. The decision to let the farm hopefully offers an excellent opportunity to rent a notable livestock farm in an area renowned for producing top quality sheep and cattle.

Viewings

Viewings are strictly by appointment on the pre-arranged open days;

- Tuesday 26th July 2016 (10.30am – 3.30pm)
- Thursday 4th August 2016 (10.30am – 3.30pm)

The letting agents alongside Messrs Robson will be present on both days. Please note it will not be possible to inspect the farmhouse internally on either viewing day as the property will still be undergoing renovation. Shortlisted parties will be given the opportunity to view at a later date.

Please be aware of the potential hazards of a working farm and be as vigilant as possible when making any inspection. No unaccompanied viewings can be made.

Low Chesterhope Farmhouse

An impressive stone under slate farmhouse built in 1815 in a remarkable “Cumbrian” style. Having stood empty for a number of years the property is currently undergoing significant renovation including new windows, central heating system, kitchen and bathroom suites and will be new plastered and decorated throughout.

Accommodation will briefly extend to; Kitchen (4.5m x 2.98m) plus Pantry, Lounge (5.03m x 4.39m), Living Room (4.37m x 4.22m), Downstairs Bathroom (3.04m x 3.01m Max.), Front Hall with stairs to; Bedroom 1 (5.25m x 4.55m), Bedroom 2 (4.52m x 4.26m), Bedroom 3 (4.32m x 3.11m), Box Room 1 (6.65m x 3.1m), Box Room 2 (2.11m x 1.36m).

Note; An EPC report will be made available when the new central heating system has been fitted.

Farm Buildings

Modern and traditional farm buildings providing; cattle housing and typical agricultural storage and basic handling facilities.

Range of “Atcost” buildings comprising General Purpose Shed (90’ x 30’) with 2 x (90’ x 30’) Cattle Court lean to structures. Second “Atcost” Cattle Shed (90’ x 40’) with lean-to (90’ x 12’). All cattle housing with immediate access to concreted open feed yards. Dutch Barn (60’ x 20’). Please note the silage clamp at Low Chesterhope no longer meets current regulations and cannot be used for clamp silage merely as hardstanding for bales or machinery.

Extensive range of traditional stone under slate farm buildings also in good order comprising of; Byres, Stables and Loose Boxes some of which with Lofts over.

Land

Extending to a little over 600 acres the farm is classified entirely as SDA. However there is in reality a distinct variation in quality with white hill covering the southern half of the farm where it rises to over 300m (1,000ft). The northern half of the farm is in contrast made up of improved pastures and meadows and at its lowest point lies at around 130m (420ft). Various plantations and mature grazed woodland provide livestock with good shelter.



Low Chesterhope has not been intensively farmed in recent years with livestock numbers lower than what the family have historically carried being 80 suckler cows and 700 mule and blackface ewes.

Please note the route of a former railway line cuts through the farm. Although this can be grazed and will be included in the letting the Landlord reserves a right of access along the line.



MAP REF.	SHEET ID	PARCEL ID	TOTAL AREA		ENGLISH REGION
			Acres	Hectares	
1	NY8985	8911	0.20	0.08	S
2	NY8985	7618	6.97	2.82	S
3	NY8985	6531	9.04	3.66	S
4	NY8985	7348	12.63	5.11	S
5	NY8985	4920	1.43	0.58	S
6	NY8985	6146	1.98	0.80	S
7	NY8985	8334	1.70	0.69	S
8	NY8985	5012	9.83	3.98	S
9	NY8985	8937	4.67	1.89	S
10	NY8985	4643	19.03	7.70	S
11	NY8985	1839	2.64	1.07	S
12	NY8985	3052	11.14	4.51	S
13	NY8985	1926	21.67	8.77	S
14	NY8985	9163	6.75	2.73	S
15	NY9085	0137	13.20	5.34	S
16	NY8985	9817	4.10	1.66	S
17	NY9085	0503	9.59	3.88	S
18	NY9084	2195	12.33	4.99	S
19	NY9084	0279	35.29	14.28	S
20	NY8985	3674	57.92	23.44	S
21	NY8884	9960	0.32	0.13	S
22	NY8984	1778	48.23	19.52	S
23	NY8985	3804	1.46	0.59	S
24	NY8985	0108	7.29	2.95	S
25	NY8985	2405	10.95	4.43	S
26	NY8984	5386	24.69	9.99	S
27	NY8984	7969	20.11	8.14	S
28	NY8984	5450	25.18	10.19	S
29	NY8984	9318	134.62	54.48	S
30	NY9083	5048	86.11	34.85	S
31	Farmstead		1.56	0.63	N/A
TOTAL			602.63	243.88	

Tenancy Agreement – Principle Heads of Terms

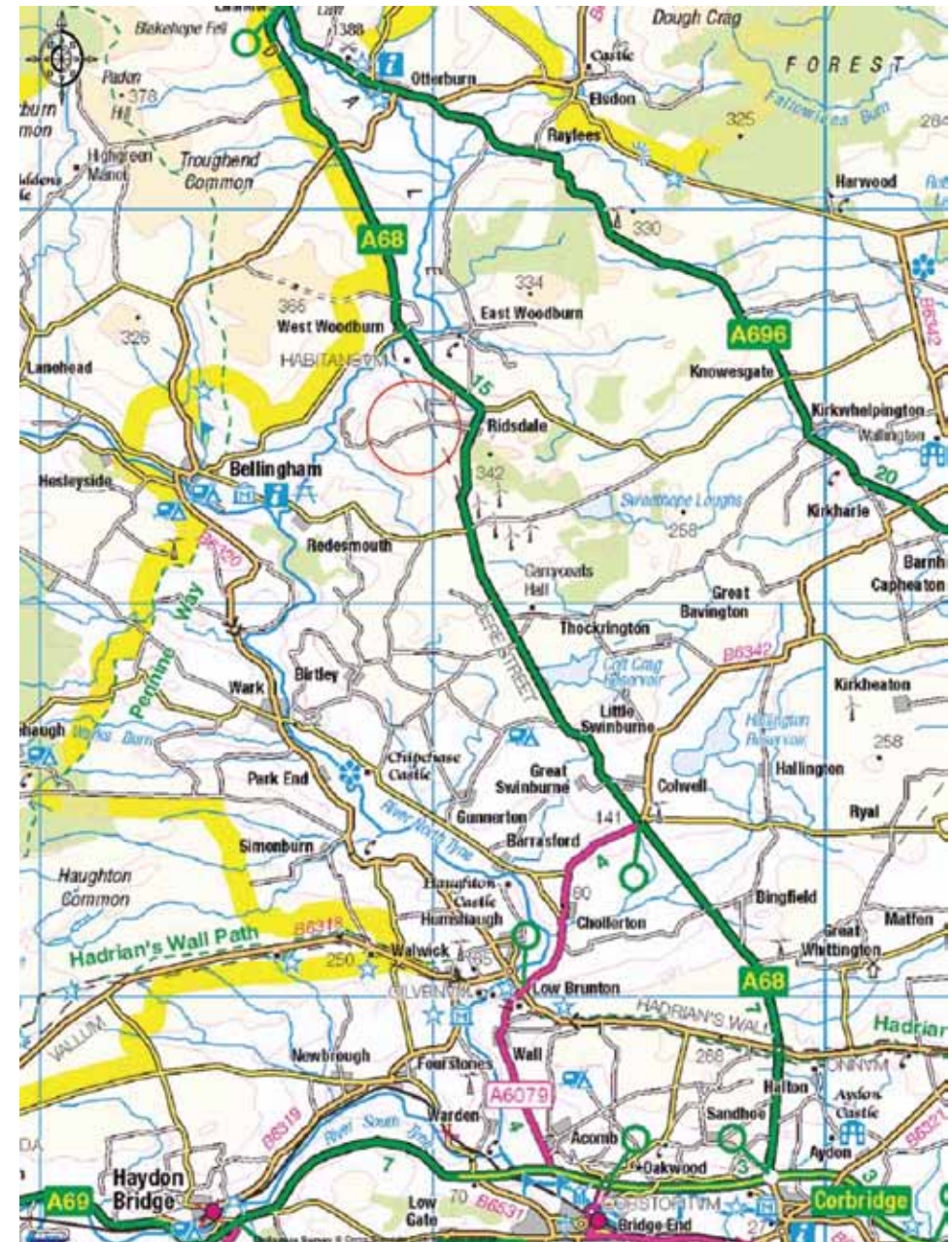
The successful applicant will be expected to enter into a Farm Business Tenancy with the Landlord and the principle heads of terms will include;

1. **Term;** 15 year Farm Business Tenancy agreement commencing on 7th October 2016 (early entry by separate negotiation will be considered if required).
2. **Rent;** Payable quarterly in advance by standing order.
3. **Repairs;** Principally the responsibility of the Tenant to put and keep in good tenable repair - please see draft agreement contained in letting pack.
4. **Basic Payment Scheme;** The Landlord will transfer the farm's entitlements at no charge to the Tenant for their use during the term. The Tenant will hold the entitlements on trust for the Landlord. The Landlord will retain all of the 2016 Basic Payment.
5. **Stewardship;** Although the farm is not currently subject to any form of countryside stewardship scheme the Landlord will not object to the tenant submitting an application for an appropriate scheme subject to his prior approval.
6. **Use;** Restricted to agriculture only.
7. **Ingoing;** An appropriate stock of hay, silage and straw.
8. **Mineral/Sporting & Timber;** All rights reserved for the Landlord.
9. **Boundaries;** The external boundary fences which are in bold on the farm plan enclosed belong to the holding.



Location

Low Chesterhope Farm is situated immediately adjoining the A68 approximately 20 miles north of Hexham. Access to the farm is along the minor road from Ridsdale.



Conditions of Tender

Persons intending to make an offer are advised to inspect the holding thoroughly and take all factors into account before submitting their application.

Low Chesterhope is being offered to let by informal tender and the conditions of tender are;

1. All tenders must be submitted using the prescribed tender form contained in the letting pack which is available from the letting agent for £15 (inclusive of vat).
2. Tender forms should be returned to Richard Brown & Partners, The Office, South Bellshill, Belford, Northumberland, NE70 7HP in a sealed envelope clearly marked "Tender for Low Chesterhope" by 12 noon on Friday 19th August 2016.
3. The Landlord reserves the right not to accept the highest or indeed any offer.
4. A short list of applicants will be asked to attend an interview during the week commencing Monday 5th September 2016 prior to which they will be required to provide further financial information to support their tender.
5. The Landlord will enter into an agreement with a single person and not a company or a partnership.
6. The successful applicant will be expected to have signed the tenancy agreement (see draft contained in the letting pack) within 5 days of being offered the tenancy.
7. The tenant will be responsible for any stamp duty land tax payable in relation to the letting.
8. The Tenant will be required to make a contribution of £250 plus VAT towards the cost of preparing the Farm Business Tenancy agreement.



IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared, and photographs used were taken in June 2016. These particulars are set out as a general outline only for the guidance for intending applicants and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to the let, interested parties must rely on their own enquiries. All statements do not constitute any warranty or representation by the Landlord or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the letting. All others are excluded regardless of their inclusion of any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.