



RICHARD BROWN
& PARTNERS

West Moneylaws

Cornhill-on-Tweed, Northumberland





West Moneylaws

Cornhill-on-Tweed, Northumberland, TD12 4QD

Cornhill-on-Tweed - 3 miles, Edinburgh 47 miles, Coldstream - 4 miles

A productive mixed holding situated in a desirable residential and farming location.

307 acres (124 hectares) or thereabouts of permanent pasture, temporary grass, arable and woodland.

Impressive 6-bedroom Farmhouse

Range of modern farm buildings

Excellent equestrian facilities including 12 stables and a "Claydon" 5 stall horse walker

Small farm shoot

FOR SALE AS A WHOLE OR IN 3 LOTS

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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GENERAL INFORMATION

West Moneylaws represents a rare opportunity to purchase a mixed Northumbrian farm occupying a very private location with stunning views out over the renowned Tweed valley.

Situation

Only 3 miles from the A697 (Morpeth to Lauder/Edinburgh) at the charming village of Cornhill-on-Tweed, the farm occupies a secluded yet extremely accessible location. The final approach to the farm is at the end of a single “no through road” which leads through the neighbouring East Moneylaws.

Access to local schools and services are within a short drive in the Border town of Coldstream or for a more comprehensive choice in Berwick-upon-Tweed some 12 miles east. There is a good choice of schools in the surrounding area for children of all ages.

Cornhill-on-Tweed boasts a local machinery dealer with many others operating locally. Livestock Auction Marts nearby include Newtown St Boswells and Wooler.

The farm is situated in an area which is perhaps now more popular than ever being noted as one of the remaining corners of unspoilt countryside in the UK and indeed Northumberland. Yet it remains easily accessible via train with a station on the East Coast mainline at Berwick-upon-Tweed and airports at Newcastle and Edinburgh.

Description

Although lying within a single ring fence the land varies in height from sloping permanent grassland at a little over 200m on “The Moneylaw” to flat arable/temporary grass below 80m at the north west of the farm.

With the exception of a small amount of spring cropping the farm is currently down to grass supporting a suckler herd and flock of lowland ewes. Almost 200 acres of the farm could be ploughed as indeed has been the case previously.

As well as being a productive agricultural unit, West Moneylaws also has considerable amenity and sporting value through in part it's varying terrain, woodland and secluded private location.

Having previously trained horses, the vendor has superbly developed the farm to benefit those with an equestrian interest. The farmstead now offers 12 stables and a “Claydon” 5 stall horse walker which alongside access over the farm's permanent grassland and onto magnificent neighbouring country will undoubtedly appeal to those with an amateur or indeed professional interest in horses.



PARTICULARS OF SALE

West Moneylaws Farmhouse

Forming part of Lot 1 the impressive six bedroom, three storey stone under slate property was completed in 2014 and has an integral double garage.

Built of locally sourced “Swinton” stone the detached farmhouse is well proportioned and beautifully fitted throughout. With all the necessary practical and functional rooms expected in a farmhouse situated at the east end of the house e.g. utility, farm office. The remainder of the ground floor has a homely yet spacious and understated grandeur – a wonderful family home. The property benefits from six well-proportioned and spacious bedrooms over two floors - four of which having ensembles.

Accommodation briefly extends to; Two-bay double Garage (6.8m x 5.93m) leading to; “L”-shaped Utility (4.24m x 2.85m) Max., Farm Office (3.47m x 2.85m), half staircase to; Downstairs WC, Kitchen (7.77m x 4.95m), Sun Room (5.74m x 2.86). Front Hall with staircase to first floor and doors to; Front Porch (1.92m x 1.46m), Downstairs WC, Dining Room (5.07m x 3.53m), Living Room (7.78m x 4.41m). First Floor; Bedroom 1 (5.2m x 4.41m) with ensuite Dressing Room (2.46m x 2.13m) and Shower Room (2.44m x 2.12m), Bedroom 2 (4.91m x 3.7m), Bedroom 3 (3.97m x 3.87m) with ensuite Shower Room, Bedroom 4 (3.76m x 2.67m) with ensuite Shower Room, Family Bathroom (2.56m x 2.35m), Staircase to: Second Floor; Bedroom 5 (4.88m x 3.13m) with ensuite Shower Room, Bedroom 6 (4.88m x 4.66m).

Heating is provided by an electric boiler. A log burning stove in the living room also heats 8 radiators and hot water. The property has underfloor heating downstairs and in all bathrooms. The farmhouse is subject to agricultural occupancy restriction.

Farm Buildings

A thoroughly modern range of general purpose steel portal framed structures built between 2007 and 2010, principally comprising; a twin span range of two adjoining sheds (75' x 30'; x 2), single span portal shed (80'x45'). All sheds are block and Yorkshire board clad and have either stone or concrete floors. There is an excellent entrance court and a useful amount of concrete down around the buildings.

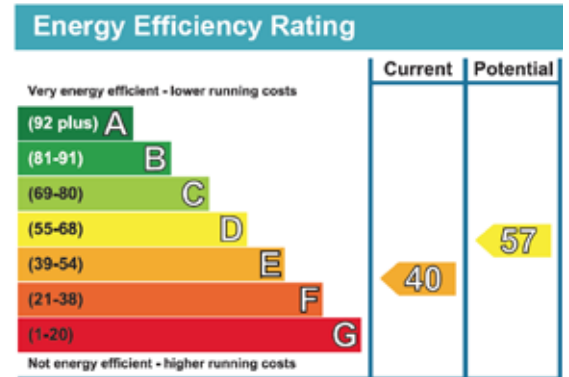
Equestrian Yard

As well as the agricultural aspect of the farmstead it is also well served for those requiring amateur or possibly even professional equestrian facilities. With 12 stables having been created by two lean-to structures off the main portal sheds, the property also offers a 5-stall “Claydon” horse walker with rubber block floor and useful paddocks around the steading. The topography of the land has provided the current owner with excellent ground to train and exercise horses or simply enjoy a very pleasant ride out over your own stunning and remarkably secluded Northumbrian countryside. The farm sits within the College Valley, North Northumberland Hunt country.

Land

Including woodland the farm extends to a little over 300 acres and with the exception of the 50 acres of SDA permanent pasture at the farm’s highest point around the “The Moneylaw” the farm is all classified as Non SDA. The majority of the farm is made up of flat and gently sloping ploughable land currently down to temporary grass and a small amount of spring cropping. There is also some steeper land on the farm; much of which is has been planted with woodland to enhance both the amenity and sporting value of the holding.

West Moneylaws has in recent years been almost entirely down to grass to support the owner’s suckler cow herd and flock of in-bye ewes. Prior to this almost two thirds of the farm would have been in an arable rotation. Please see the field schedule for greater detail concerning cropping and lot sizes.



GENERAL REMARKS

Basic Payment Scheme

The BPS Entitlements included in the sale.

Stewardship

The land is not currently subject to any form of stewardship agreement.

Mineral, Timber and Sporting Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber will be included within the sale and the sporting rights are in hand.

Plans, Areas and Schedules

These are based on the areas provided by the Rural Land Registry and Ordnance Survey and are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied himself as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

Planning

Please note the farmhouse is subject to an agricultural occupancy restriction, a copy of which can be made available to interested parties.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Please note that a small section (blue) of the entrance drive into the farm does not belong but over which a full right of access is held. The road through East Moneylaws is council adopted.

Lotting

The property is offered for sale as a whole, or in up to 3 lots. However the vendor reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Method of Sale

The land is being offered for sale by private treaty.

Tenant Right Matters

The vendor will make no claim for tenant right matters and the purchaser(s) will make no claim for dilapidations.

Viewings

Strictly by appointment with the Richard Brown & Partners.

Health & Safety

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

Services

The farm is serviced by mains electricity, private water and drainage. No warranty is given by the vendor as to the quality or the quantity of the private water supplies.

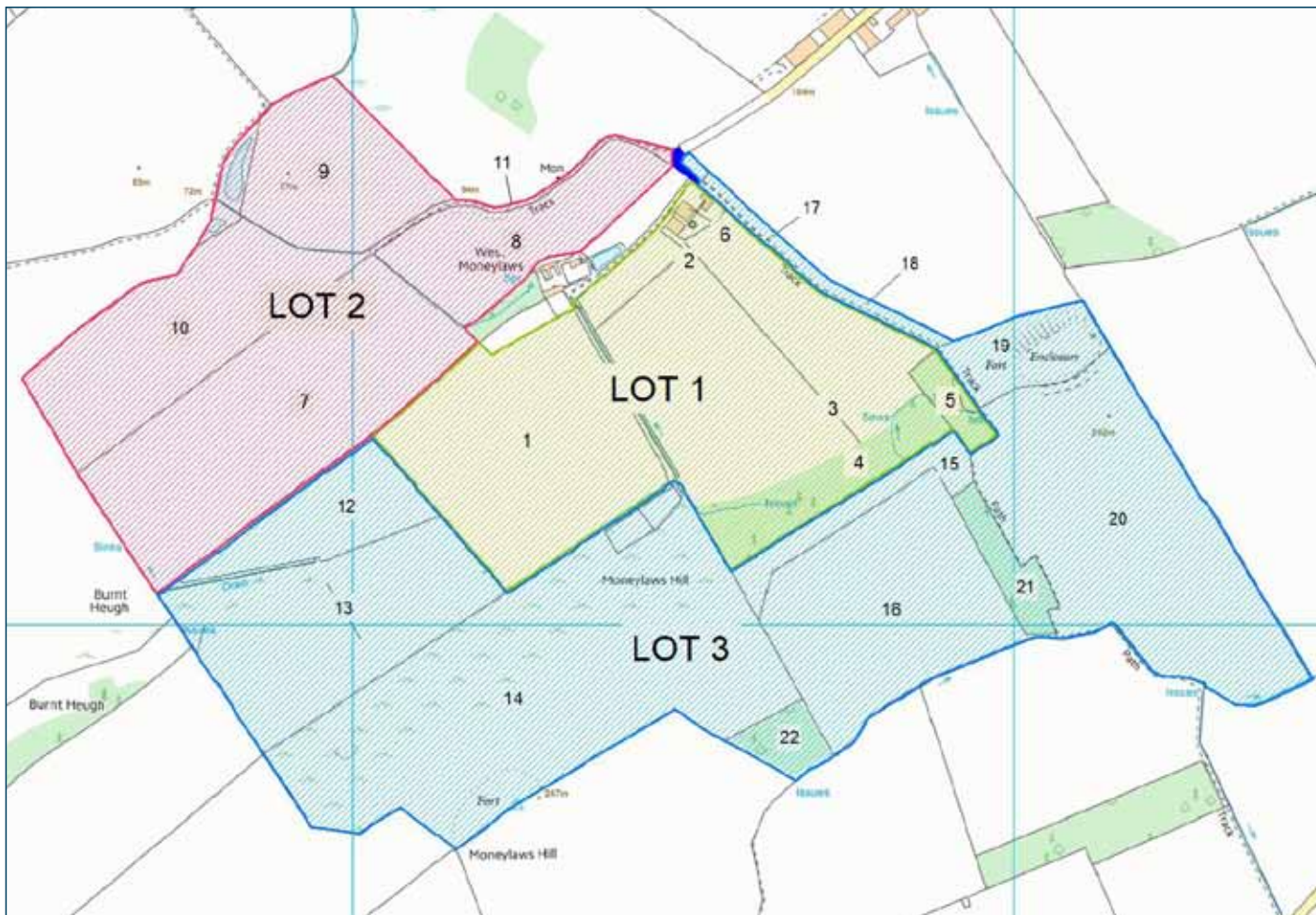




Map Ref.	Sheet ID	Parcel ID	Land Use	Total Area		English Region
				Hectares	Acres	
1	NT8735	2527	TG or Arable	10.59	26.16	N
2	NT8735	5646	TG or Arable	9.06	22.39	N
3	NT8735	7233	PG	4.65	11.49	D
4			Middle Wood	2.89	7.14	
5			Track Wood	0.81	2.00	
6			Farmstead	0.64	1.58	
SUB-TOTAL				28.64	70.76	

7	NT8635	8830	TG or Arable	12.8	31.63	N
8	NT8735	2659	TG or Arable	4.68	11.56	N
9	NT8635	9768	TG or Arable	5.8	14.33	N
10	NT8635	7545	TG or Arable	8.06	19.92	N
11			Track	0.47	1.16	
SUB-TOTAL				31.81	78.60	

12	NT8635	9515	TG or Arable	3.58	8.85	D
13	NT8635	9601	PG	9.13	22.56	D
14	NT8734	2791	PG	20.69	51.12	S
15	NT8735	7517	PG	1.9	4.69	D
16	NT8735	8005	TG or Arable	9.34	23.08	D
17	NT8735	6259	PG	0.24	0.59	N
18	NT8735	6656	PG	0.83	2.05	N
19	NT8835	O141	PG	2.35	5.81	D
20	NT8835	1025	TG or Arable	13.72	33.90	D
21			Top Wood	1.25	3.09	
22			Colonel Wood	1.02	2.52	
SUB-TOTAL				64.05	158.27	
TOTAL				124.5	307.63	



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 in July 2016 (revised June 2018) and photographs used were taken in July 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 purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor 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 sale. 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.