

THE SNEEP
Tarset, Hexham, Northumberland, NE48 1RN

An aerial photograph of a rural property. In the foreground, a large, vibrant green field stretches across the bottom half of the frame. A long, white, gabled barn with a corrugated metal roof runs horizontally across the middle of the field. To the left of the barn, a dense line of trees separates it from a smaller, grey-roofed building. In the background, a large, light-colored house with a prominent chimney is visible, surrounded by more trees. The landscape beyond the property consists of rolling green hills and fields under a clear sky.

RICHARD **BROWN**
& PARTNERS



LOT 4



TO LET

The Sneep

Tarset, Hexham, Northumberland, NE48 1RN

Bellingham – 5.5 miles, Otterburn 8.5 miles, Hexham - 21 miles

**An upland livestock farm extending to
109.26 hectares (269.97 acres) or thereabouts**

Available to let on a 10 year Farm Business Tenancy commencing 26th October 2020

Tender forms to be submitted to Richard Brown & Partners no later than
12 noon, Wednesday 9th September 2020

TO LET AS A WHOLE OR IN UP TO FOUR LOTS

Lot 1: Approximately 16.49 hectares (40.75 acres) of SDA grazing/mowing pastures plus 100' x 40' general purpose steel framed building and sheep handling pens

Lot 2: 74.89 hectares (185.04 acres) or thereabouts of SDA Moorland grazing (Option to purchase hefted cheviot sheepstock by separate negotiation)

Lot 3: 17.88 hectares (44.18 acres) or thereabouts of SDA/SDA Moorland grazing

Lot 4: Two-Three bedroom farmhouse and garden plus adjoining stone building

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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

Tel: 01668 213 546

www.richardbrownandpartners.co.uk





LOT 2

HISTORY & GENERAL INFORMATION

The Sneep has been in the Macgregor family for over 50 years and farmed in-hand for the last 24 years by Micky, Trudi and family. Their decision to retire from actively farming now provides an excellent opportunity for those looking to get a foot on the farming ladder, add a secondary holding or simply seeking an additional block of grazing.

The farm has not been intensively farmed and in recent years has carried 200 cheviot ewes (plus 50 followers) plus 10 suckler cows and followers. The hefted sheep stock will be made available by separate negotiation.

Recently a 100' x 40' steel portal framed shed (with adjoining muck store) has been erected and has proved a valuable improvement to the holding.

The traditional stone under slate farmhouse has previously been let by the family but is being made available with the farm for those interested in tenancing it as a standalone holding.

Situation

The Sneep lies not far from the attractive small village of Greenhaugh with its popular pub and highly regarded Primary School. It is only 15 minutes outside the busy rural village of Bellingham which offers a comprehensive range of shops and services plus a Middle School.

Description

An upland stock rearing farm in the popular North Tyne region of Northumberland. The farm varies from SDA grazing/mowing grass pastures to SDA Moorland "white" hill ground. In total the farm extends to 109.26 hectares (269.97 acres) or thereabouts.

The land is either flat or gently sloping with the farmstead sitting at approximately 170m above sea level rising to 200m on Lot 2. The farm is divided into decent sized fields by well kept boundaries.

Apart from Lot 3, the farm is held in a ring fence. All land is easily accessed with good roadside frontage. The farmland is in good heart and clearly has been well managed by the Owners.

PARTICULARS OF SALE

LOT 1

Approximately 16.49 hectares (40.75 acres) of SDA grazing and mowing pastures with modern 100' x 40' general purpose steel framed building and adjoining muck store - mains electricity and water. Small set of sheep handling pens with concrete floors.



LOT 1



LOT 1



LOT 1

LOT 2

74.89 hectares (185.04 acres) or thereabouts of SDA Moorland "white" hill grazing. Natural water supply.

Please note; the successful candidate for Lot 2 will be given the opportunity to purchase the farm's hefted sheep flock comprising 200 cheviot ewes plus 50 followers (numbers are approximate) by separate negotiation.

LOT 3

An off-lying block of 17.88 hectares (44.18 acres) or thereabouts of SDA/SDA Moorland grazing. Good roadside frontage, mains water supply and a small timber framed hay shed. The parcel is situated 1.5 miles south of the Sneep. Mains water supply.



LOT 3

LOT 4

A substantial 2 bedroom farmhouse of stone under slate construction. The property is single glazed with central heating provided by a solid fuel stove. Mains water and electricity, septic tank drainage. Information regarding EPC available from the letting agent.

Accommodation briefly comprises; **Ground Floor** - Utility Room (5.58m x 2.52m), Kitchen (5.12m x 3.3m), Sitting Room (4.81m x 4.12m), Living Room/Third Bedroom (3.88m x 2.61m), Bathroom (2.53m x 1.53m). **First Floor** - Bedroom 1 (5m x 3.95m), Bedroom 2 (3.32m x 3.13m).

An adjoining byre (6m x 5.1m) with internal access to farmhouse provides useful storage. Externally the property has a small parking area at the rear and the south facing aspect has a well kept garden with lawns, borders and fruit bushes.



LOT 4



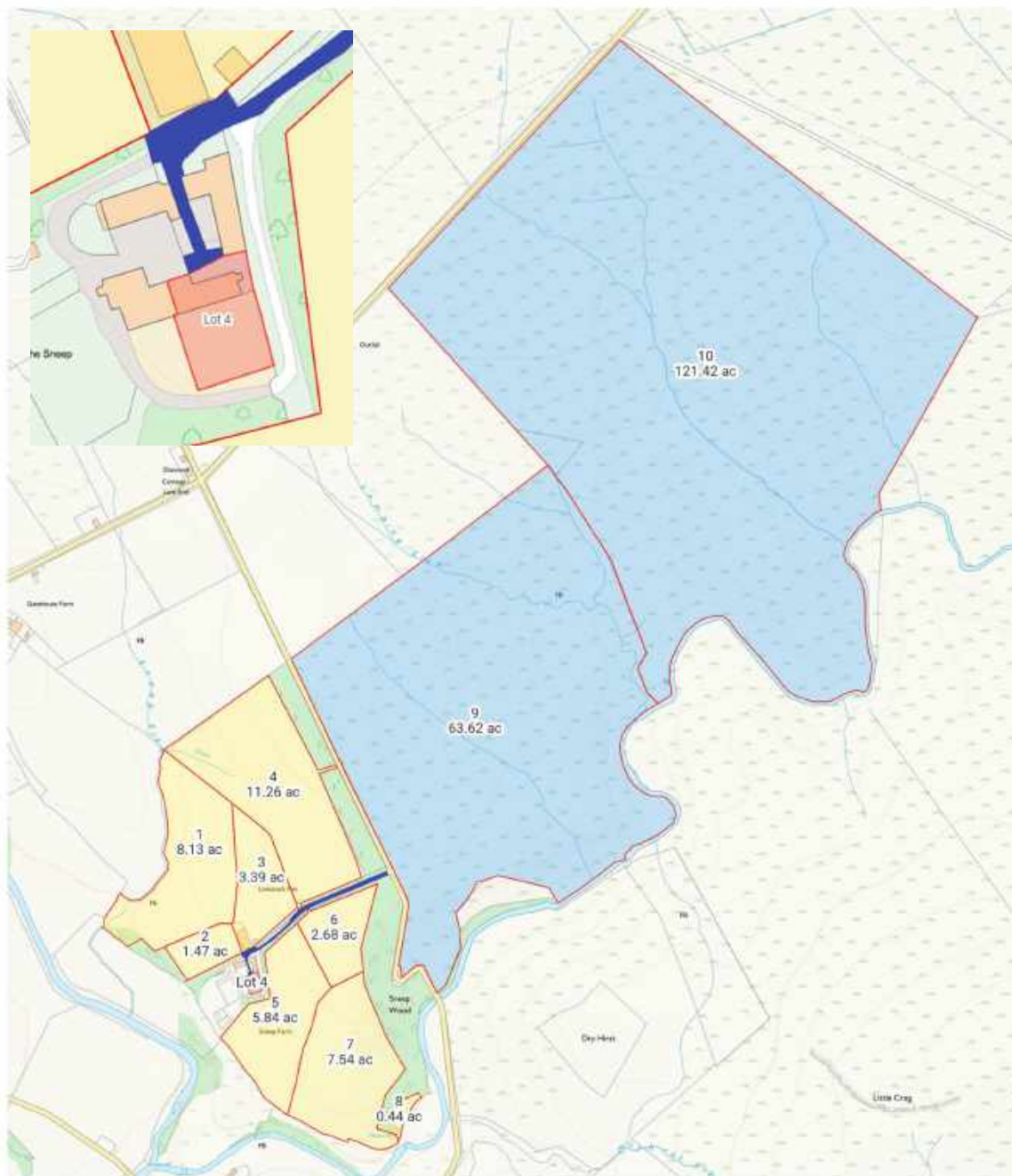
LOT 4

100 m

Scale 1:7750 (at A4)



Produced on Jul 28, 2021
 © Crown copyright and database right 2020 (licence number 100059532)
 Reproduction in whole or in part is prohibited without the prior permission of
 Ordnance Survey



Parcel Ref	Parcel ID	English Region	Total Size	
			Hectares	Acres
LOT 1				
1	NY7988 1155	SDA	3.29	8.13
2	NY7988 1739	SDA	0.6	1.47
3	NY7988 2549	SDA	1.37	3.39
4	NY7988 2664	SDA	4.56	11.26
5	NY7988 2929	SDA	2.36	5.84
6	NY7988 3741	SDA	1.08	2.68
7	NY7988 3920	SDA	3.05	7.54
8	NY7988 4714	SDA	0.18	0.44
SUB-TOTAL			16.49	40.75
LOT 2				
9	NY7988 6473	SDA Moorland	25.75	63.62
10	NY7979 9944	SDA Moorland	49.14	121.42
SUB-TOTAL			74.89	185.04
LOT 3				
11	NY7986 7734	SDA Moorland	8.32	20.56
12	NY7986 5616	SDA	9.56	23.62
SUB-TOTAL			17.88	44.18
TOTAL			109.26	269.97



GENERAL REMARKS

Viewings

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

- Thursday 13th August 2020 (9 am - 12 noon)
- Wednesday 19th August 2020 (12 noon - 4 pm)

Access to the farmhouse, land and buildings will be allowed only on the above dates when a member of the family will be available to assist with any queries on the viewing days. To view the farmhouse, visitors will need to wear a mask and enter one at a time or in family groups only, having sanitised their hands. Please also be aware of the potential hazards of a working farm and be as vigilant and careful as possible when viewing.

Tenancy Agreement - Principal Heads of Terms

- **Term:** 10 year Farm Business Tenancy commencing 26th October 2020 (early entry by separate negotiation will be considered if required).
- **Rent:** Payable six monthly in advance.
- **Repairs:** Statutory Instrument 1973/1473 "The Model Clauses."
- **Basic Payment Scheme:** The Landlord will transfer the relevant BPS entitlements to the successful candidate at Market Value (MV). The Landlord will retain the 2020 payment.
- **Environmental Stewardship:** Although the farm is not currently subject to a stewardship agreement, the Landlord will not object to the tenant submitting an application for an appropriate scheme subject to their prior approval.
- **Use:** Agriculture only
- **Ingoing:** Approx 55 4' bales of 2020 silage at MV (Lot 1).
- **Timber and Sporting Rights:** Reserved by the Landlord.

Plans, Areas and Schedules

These are based on measurements taken in July 2020 and on the areas provided by the Rural Land Registry and Ordnance Survey and are for reference only.

Although they have been carefully checked, all applicants are deemed to have satisfied themselves as to the description of the property and any errors shall not annul the let nor entitle either party to compensation in respect thereof.

Method of Let & Lotting

The farm is initially being offered to let by informal tender. The Owner reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

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.

The conditions of tenure are;

1. All tenders must be submitted using the prescribed tender form contained in the letting pack.
2. Tender forms should be returned by post to Richard Brown & Partners, The Office, South Bellshill, Belford, Northumberland, NE70 7HP, in a sealed envelope clearly marked "Tender for The Sneep" or by email to rwb@richardbrownandpartners.co.uk with the subject "Tender for Sneep Farm" by 12 noon on Wednesday 9th September 2020
3. The Landlord reserves the right not to accept the highest or indeed any offer.
4. A short list of applicants may be asked to provide further supporting information and/or attend a meeting with the Owners.
5. The Landlord will enter into an agreement with a single person and not a company or a partnership.
6. The tenant will be responsible for any stamp duty land tax payable in relation to the letting.
7. The Tenant will be required to make a contribution of £250 plus VAT towards the cost of preparing the Farm Business Tenancy agreement.





RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Tel: 01668 213 546

www.richardbrownandpartners.co.uk

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 July 2020. These particulars are set out as a general outline only for the guidance for interested parties 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 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 let. 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 importance 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.