

An aerial photograph of a rural landscape. In the center-right, there is a farmstead with several stone buildings, including a large barn and a smaller house. To the left of the farm is a large, vibrant green field. A line of trees and a stone wall run along the left side of this field. In the background, there are rolling green hills and a large field of yellow rapeseed flowers. A small herd of black cattle is grazing in the green field in the lower right.

# RICHARD BROWN & PARTNERS

North Ancroft Farm  
Berwick-upon-Tweed, Northumberland







# North Ancroft Farm

**Berwick-upon-Tweed, Northumberland, TD15 2TA**

Berwick-upon-Tweed - 4½ miles, Edinburgh - 60 miles, Newcastle-Upon-Tyne - 55 miles.

Highly productive residential arable farm  
extending to 350 acres (142 hectares)  
or thereabouts

3 bedroom principal bungalow and 4 farm cottages

General purpose, arable and cattle sheds

Traditional buildings with development potential

Approximately 276 acres of Grade 3 arable, 49 acres of  
permanent grassland and 20 acres of amenity woodland

Fish ponds and small shoot

**FOR SALE AS A WHOLE OR IN FOUR LOTS**

**RICHARD BROWN  
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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## GENERAL INFORMATION

North Ancroft Farm is a superb arable farm which has been well farmed for many years by the now retiring owners. The sale represents a rare opportunity to purchase a first class holding which is in excellent order throughout.

### Situation

Only 4½ miles from the A1, the farm occupies a secluded yet extremely accessible location. The approach to the farm is along a private, no through road.

Access to local schools and services are within a short drive in the Borders town of Berwick-upon-Tweed. There is a good choice of private and state schools in the surrounding area for children of all ages.

Berwick-upon-Tweed boasts a local machinery dealer with many others operating locally as well as a large agricultural merchants.

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

### Description

Held in a ring fence; land at North Ancroft Farm varies in elevation only very slightly at around 40m above sea level and is largely flat to gently undulating. The northern boundary of the farm comprises the “Allerdean” and the grass field adjoining is in part quite steep, which has always provided useful terrain for the farm shoot.

Residentially the farm boasts a modern 3-bedroom bungalow and 4 stone built farm cottages. A range of “Atcost” sheds alongside a number of traditional stone buildings completes

the farm steading. The original farmhouse at North Ancroft is not included in the sale.

With the exception of a small amount of permanent grassland the farmland otherwise comprises top quality, Grade 3 arable land supporting winter and spring cropping. Due to the proximity and demand of local agricultural merchants; the rotation at North Ancroft has like many other farms in the area been based around growing malting varieties of top quality spring barley.

As well as being a productive agricultural unit, North Ancroft has considerable amenity and sporting value through its woodland, ponds and varying terrain enhanced only further by its secluded location.

The farm is being offered for sale as a whole or in four lots.



## PARTICULARS OF SALE

### North Ancroft Bungalow - "Fairway"

Included within Lot 1 the impressive three bedroom bungalow was completed in 1992 with an integral double garage. The farm bungalow is subject to an agricultural occupancy restriction.

The detached property is well proportioned and superbly kept. It has all the necessary practical and functional rooms expected of a principal farm dwelling e.g. utility and farm office. The remainder of the bungalow has a homely yet spacious feel with the fantastic addition of a large conservatory with great southerly views.

Accommodation briefly extends to; Double Garage (6.51m x 5.43m Max.), leading to; Utility (5.36m x 1.69m Max.), Office (2.23m x 2.21m), Wash/Boiler Room (3.49m x 2.01m), Kitchen (6m x 3.73m), Living Room (6.07m x 4.09m Max.), Conservatory (8.24m x 4.02).

The remaining rooms are accessed from the Front Hall (8.87m x 1.83m Max) which also offers a separate WC (2.19m x 1.17m) and the property's Front Entrance. Master Bedroom (4.08m x 3.09m plus fitted cupboards) with Ensuite Bathroom (4.28m x 2.43m), Bedroom 2 (5.4m x 3.16m), Bedroom 3 (3.61m x 3.5m), Family Bathroom (3.8m x 2.05m).

Central heating and hot water is provided by a kerosene boiler and there is an open fire in the Living room.

The bungalow benefits from well-kept gardens and grounds on all sides; comprising lawns, vegetable garden and a large driveway.







### Farm Buildings

Included within Lot 1 are a mix of traditional and modern buildings providing general purpose, livestock and grain storage.

A twin span "Atcost" shed measuring 45m x 25m with block walls and concrete floor is the farm's principal shed. Additional space is provided by two separate ranges of traditional stone buildings. The first being the part two storey former piggery, loose housing and granary with a 450sqm footprint. The second being the smaller former cattle court with beautiful archways and enormous potential for conversion, subject to planning approval, measuring around 240sqm.

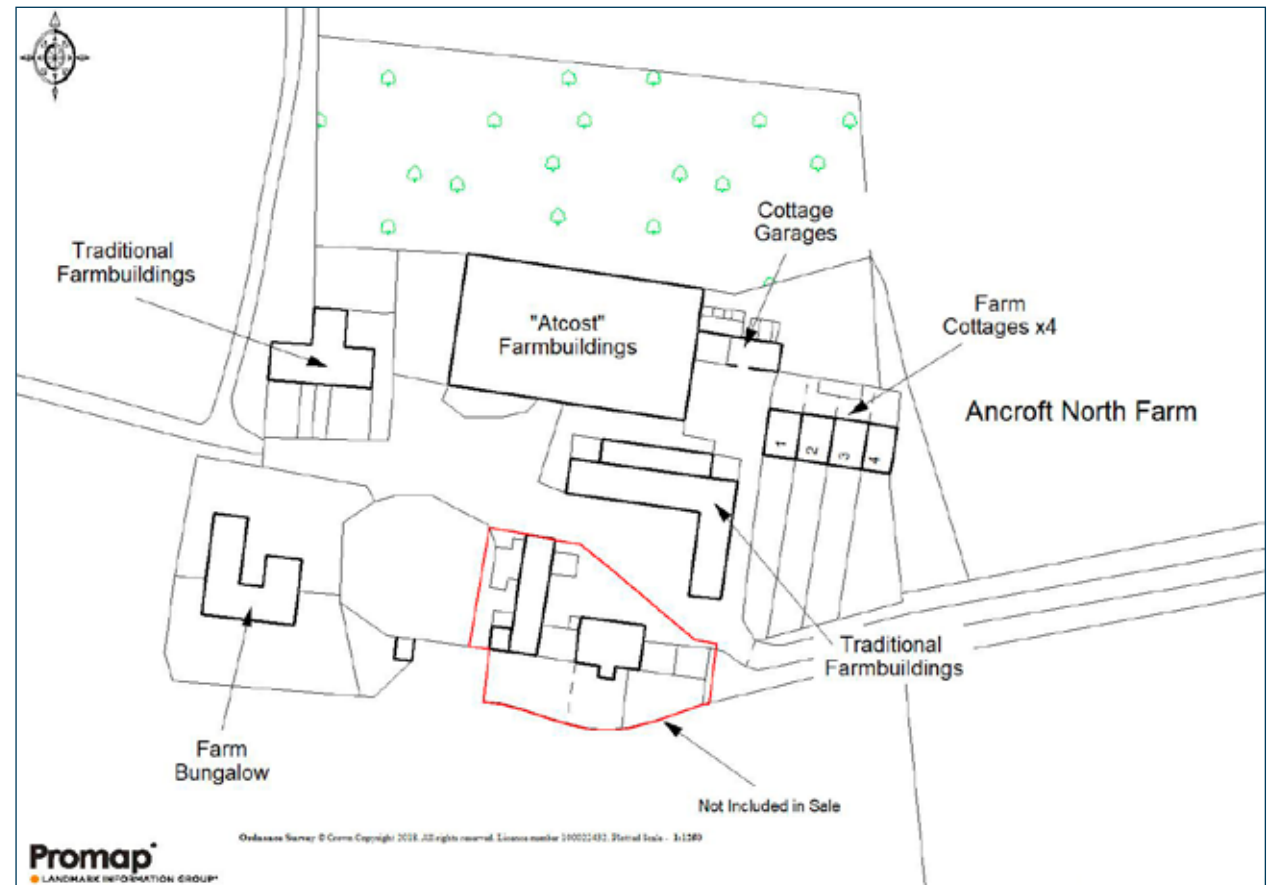
### Farm Cottages

Included within Lot 1 the row of four 3-bedroom cottages are all south facing with large front gardens and communal yard and outbuildings to the rear. The properties have access to a large parking area and garages.

The cottages have in recent years been reroofed and have UPVC double glazing throughout. No.1 Cottage has the benefit of oil fired central heating and of the remaining cottages; 2 have open fires and 1 has a log burning stove.

All four cottages are currently let on Assured Shorthold Tenancy (AST) agreements each generating a rent of £350pcm.

The four cottages are all of a similar size and layout with a Kitchen (3.9m x 3.2m) with adjoining Bathroom (3.2m x 1.5m), Living Room (4.6m x 4.3m). Front Door with Staircase to; Bedroom 1 (4.3m x 3.6m), Bedroom 2 (3.2m x 2.7m), Bedroom 3 (3.2m x 2.82m). All measurements are approximate.











## Land

Offered in four separate lots or as a whole; North Ancroft Farm is a first class arable unit with Grade 3 loamy clay soil, it has for many years consistently produced high yielding combinable crops and in particular malting varieties of spring barley. As part of the rotation; spring drilled vining peas have provided an excellent break crop being well suited to this productive land. Although potatoes have not been grown in recent years; the farm still retains an irrigation licence.

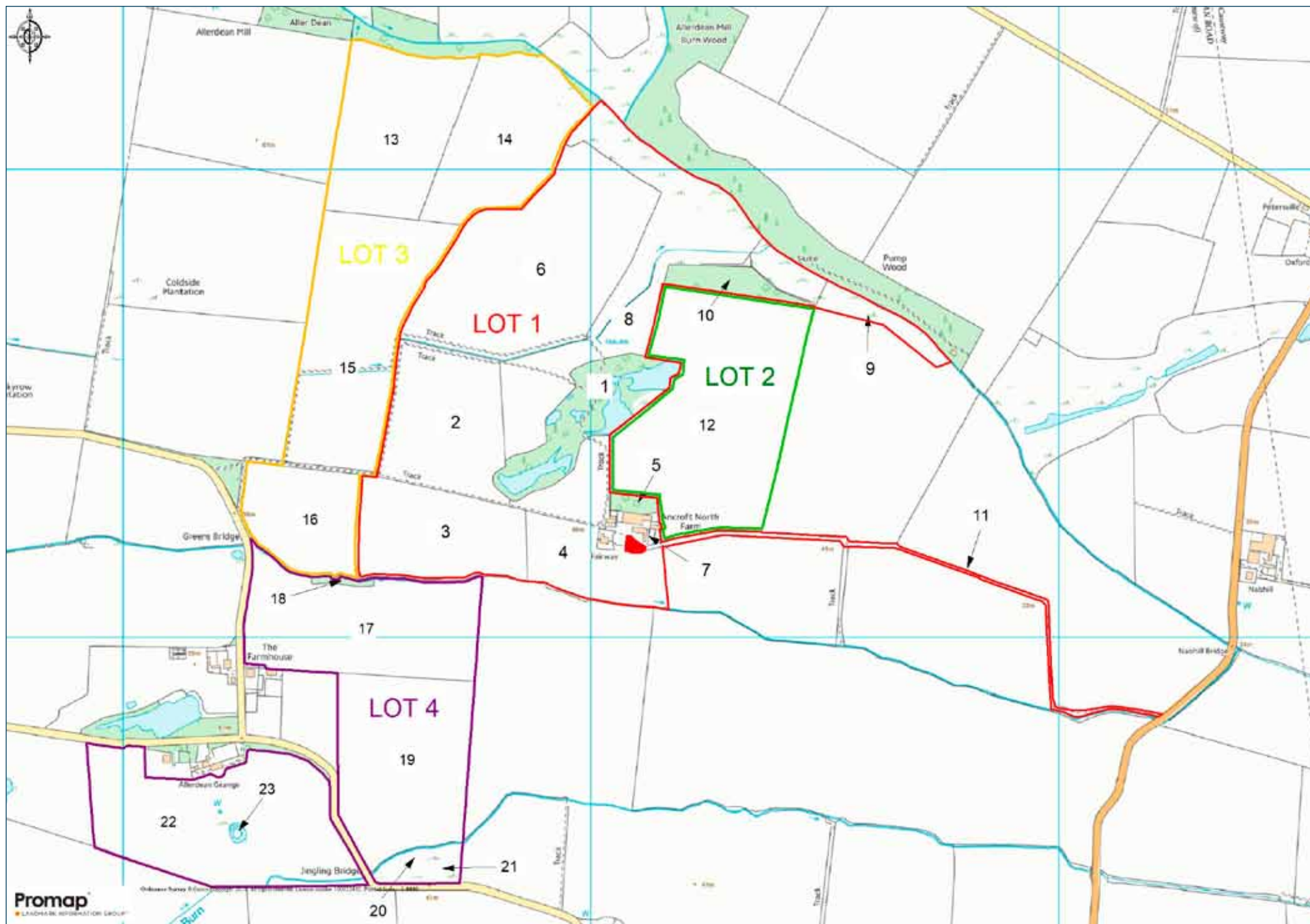
The farm's arable area extends to around 276 acres of versatile flat to gently undulating fields. In addition the farm boasts a generous level of amenity value with almost 50 acres of permanent grassland and 20 acres of mature woods and ponds.

Alongside various game strips; the farm woods, ponds and steeper ground running into the "Allerdean" have allowed the farm to successfully run a small farm shoot for many years.

Although the farm is predominately arable cropping, field boundaries are generally in very good condition throughout as temporary grass has previously formed part of the farm's rotation.

MAP REF	RURAL LAND REGISTRY		LAND USE (2018 CROPPING)	AREA		HISTORIC ARABLE CROPPING			
	SHEET ID	PARCEL ID		HA	AC	2017	2016	2015	2014
<b>1</b>	NT9846	9849	Woodland/Ponds	4.80	11.86				
<b>2</b>	NT9846	6946	Arable (SB)	7.37	18.21	SB	SB	SB	SB
<b>3</b>	NT9846	6922	Arable (SB)	6.67	16.48	SB	SB	SB	SB
<b>4</b>	NT9846	9421	Permanent Grass	6.29	15.54				
<b>5</b>	NT9946	0928	Woodland	0.40	0.99				
<b>6</b>	NT9846	8777	Arable (V Peas)	14.66	36.22	SB	SB	SB	WB
<b>7</b>			Farmsteading	0.86	2.13				
<b>8</b>	NT9946	1275	Permanent Grass	11.82	29.21				
<b>9</b>	NT9946	6369	Permanent Grass	1.36	3.36				
<b>10</b>	NT9946	3176	Woodland	1.41	3.48				
<b>11</b>			Farm Road	1.14	2.82				
			<b>Sub-Total</b>	<b>56.78</b>	<b>140.30</b>				
<b>12</b>	NT9946	2849	Arable (SB)	15.69	38.77	SB	WB	V Peas	SB
			<b>Sub-Total</b>	<b>15.69</b>	<b>38.77</b>				
<b>13</b>	NT9847	5809	Arable (SB)	8.50	21.00	SB	SB	WB	V Peas
<b>14</b>	NT9847	8307	Arable (SB)	8.08	19.97	SB	SB	WB	V Peas
<b>15</b>	NT9846	4968	Arable (SB)	12.12	29.95	WB	V Peas	SB	SB
<b>16</b>	NT9846	3826	Arable (SB)	5.12	12.65	SB	SB	SB	SB
			<b>Sub-Total</b>	<b>33.82</b>	<b>83.57</b>				
<b>17</b>	NT9846	5202	Arable (SB)	10.49	25.92	SB	SB	SB	SB
<b>18</b>	NT9846	4612	Woodland	0.25	0.62				
<b>19</b>	NT9845	5973	Arable (WW)	10.34	25.55	VP	SB	SB	SB
<b>20</b>	NT9845	6152	Permanent Grass	0.55	1.36				
<b>21</b>	NT9845	6851	Woodland	0.79	1.95				
<b>22</b>	NT9845	1861	Arable (SB)	12.79	31.60	SB	WW	T Grass	WB
<b>23</b>	NT9845	2359	Woodland/Pond	0.44	1.09				
			<b>Sub-Total</b>	<b>35.65</b>	<b>88.09</b>				
		<b>TOTAL</b>		<b>141.94</b>	<b>350.73</b>				

















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