



### **North Ancroft Farm**

Berwick-upon-Tweed, Northumberland, TD15 2TA

Berwick-upon-Tweed - 41/2 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

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

www.richardbrownandpartners.co.uk











#### **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  $4\frac{1}{2}$  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 ( $6.51m \times 5.43m \text{ Max.}$ ), leading to; Utility ( $5.36m \times 1.69m \text{ Max.}$ ), Office ( $2.23m \times 2.21m$ ), Wash/Boiler Room ( $3.49m \times 2.01m$ ), Kitchen ( $6m \times 3.73m$ ), Living Room ( $6.07m \times 4.09m \text{ Max.}$ ), Conservatory ( $8.24m \times 4.02$ ).

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**

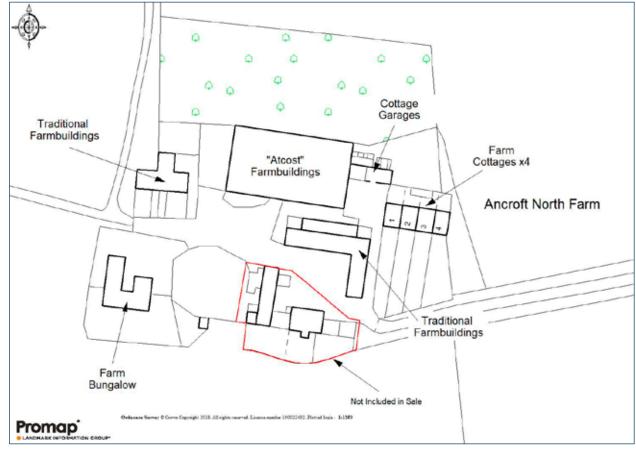
Included within Lot 1 the row of four 3-bedroom cottages are all south facing with large front gardens and communal yard and outbuildings to the rear. The properties have access to a large parking area and garages.

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.













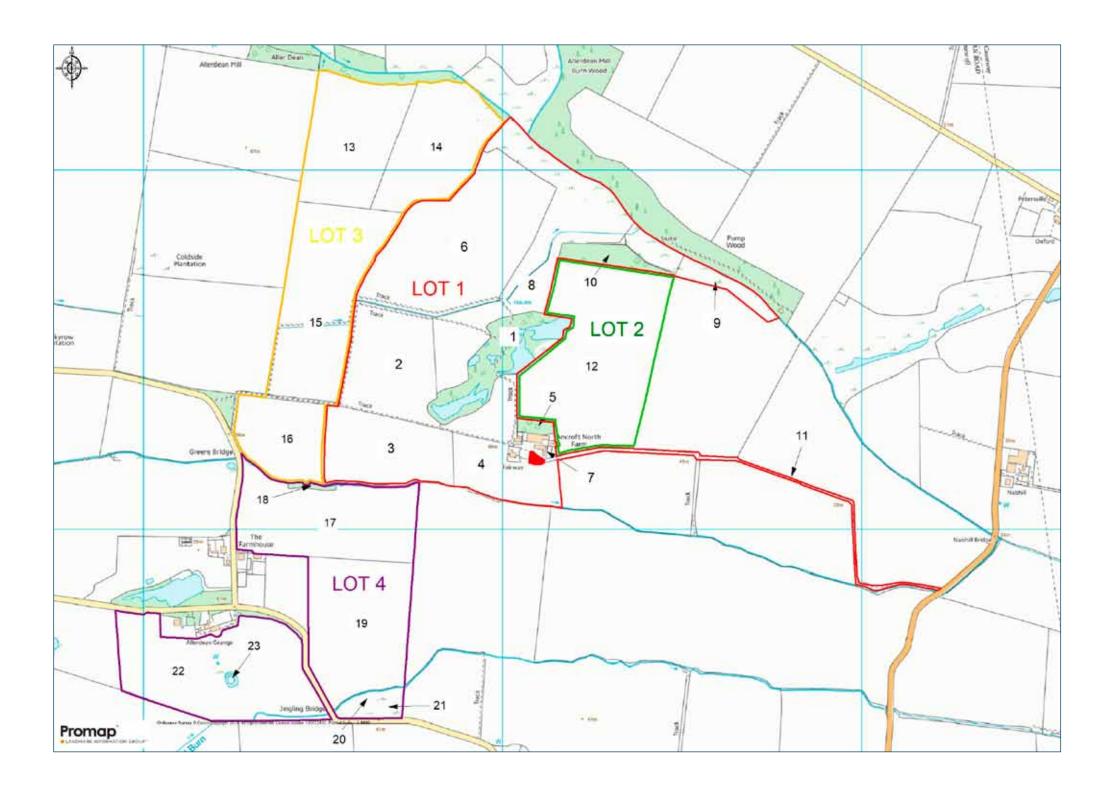
#### Land

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.

1	SHEET ID NT9846	PARCEL ID	(2018 CROPPING)						
	NT9846		(2010 CROTTING)	HA	AC	2017	2016	2015	2014
_		9849	Woodland/Ponds	4.80	11.86				
2	NT9846	6946	Arable (SB)	7.37	18.21	SB	SB	SB	SB
3	NT9846	6922	Arable (SB)	6.67	16.48	SB	SB	SB	SB
4	NT9846	9421	Permanent Grass	6.29	15.54				
5	NT9946	0928	Woodland	0.40	0.99				
6	NT9846	8777	Arable (V Peas)	14.66	36.22	SB	SB	SB	WB
7			Farmsteading	0.86	2.13				
8	NT9946	1275	Permanent Grass	11.82	29.21				
9	NT9946	6369	Permanent Grass	1.36	3.36				
10	NT9946	3176	Woodland	1.41	3.48				
11			Farm Road	1.14	2.82				
			Sub-Total	56.78	140.30				
12	NT9946	2849	Arable (SB)	15.69	38.77	SB	WB	V Peas	SB
			Sub-Total	15.69	38.77				
13	NT9847	5809	Arable (SB)	8.50	21.00	SB	SB	WB	V Peas
14	NT9847	8307	Arable (SB)	8.08	19.97	SB	SB	WB	V Peas
15	NT9846	4968	Arable (SB)	12.12	29.95	WB	V Peas	SB	SB
16	NT9846	3826	Arable (SB)	5.12	12.65	SB	SB	SB	SB
			Sub-Total	33.82	83.57				
17	NT9846	5202	Arable (SB)	10.49	25.92	SB	SB	SB	SB
18	NT9846	4612	Woodland	0.25	0.62				
19	NT9845	5973	Arable (WW)	10.34	25.55	VP	SB	SB	SB
20	NT9845	6152	Permanent Grass	0.55	1.36				
21	NT9845	6851	Woodland	0.79	1.95				
22	NT9845	1861	Arable (SB)	12.79	31.60	SB	WW	T Grass	WB
23	NT9845	2359	Woodland/Pond	0.44	1.09				
			Sub-Total	35.65	88.09				
		TOTAL		141.94	350.73				





#### **GENERAL REMARKS**

#### **Basic Payment Scheme**

The BPS entitlements are 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 farm bungalow is subject to an agricultural occupancy restriction.

#### **Boundary Fences & Walls**

Those boundaries indicated with a bold red line on the plan attached are understood to belong to the neighbouring property.

#### 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, sewerage, 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.

#### Lotting

The property is offered for sale as a whole or in four 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 initially being offered for sale by private treaty.

#### Viewings

Strictly by appointment only and to be made with Richard Brown & Partners The Office, South Bellshill, Belford, Northumberland, NE70 7HP Tel: 01668 213 546

#### 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 various properties on the farm are serviced by mains electricity, water and private drainage.

#### **Energy Performance Certificates**

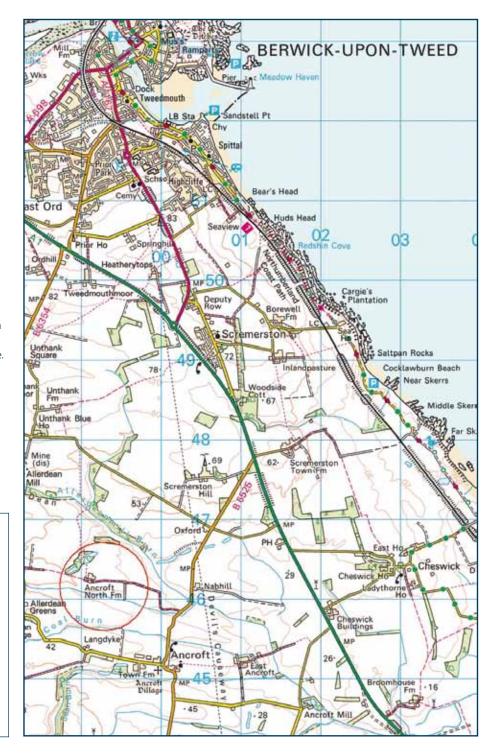
An energy performance certificate is available for viewing upon request from the selling agents for all residential properties on the farm.

#### 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 May & June 2017 and details amended in April 2018. These particulars are set out as a general outline only for the guidance for intending purchasers 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 purchaser, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Owner 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.





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