

An aerial photograph of Bog Hall Farm, showing a large stone house with a dark roof, surrounded by green fields and trees. The farm buildings are situated in the center, with a large pond to the right. The surrounding landscape is a mix of green fields and trees, with a line of trees in the foreground.

RICHARD **BROWN** & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Bog Hall Farm

Kirkheaton, Newcastle upon Tyne, NE19 2DL





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Belsay – 4 miles, Morpeth - 13 miles, Newcastle - 18 miles

**A superb Northumbrian livestock farm extending to 87 hectares
(217 acres) or thereabouts**

Lot 1: Farmhouse, cottage and traditional buildings. In all 10.69 acres.

Lot 2: Two cottages, modern stable block, menage. In all 14.69 acres.

Lot 3: Extensive range of modern livestock buildings and 191.31 acres of grazing land.
(or further lots by negotiation)

FOR SALE AS A WHOLE OR IN LOTS

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& PARTNERS**

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GENERAL INFORMATION

Bog Hall Farm is a superb mid Northumberland livestock holding which benefits from a range of residential properties including the principal farmhouse and three farm cottages. Prime grassland coupled with a large range of modern and traditional buildings including specialist equestrian facilities make Bog Hall an exciting proposition for interested purchasers.

Situation

Located in between the villages of Kirkheaton and Capheaton in unspoilt rolling countryside the property is only 2 miles from the A696 which provides ready access to Ponteland and Newcastle upon Tyne. Access to local schools and services are within a short drive at Belsay and Ponteland. Private and state schools and more comprehensive services are 13 miles away at Morpeth with the major city of Newcastle upon Tyne lying 18 miles to the south east.

DESCRIPTION

Bog Hall Farm is an excellent example of a classic Northumberland livestock farm. Lying at around 180m above sea level the ring-fenced grassland holding benefits from a very well-equipped range of modern farm buildings.

The steading is centred on Bog Hall Farmhouse and cottage which provides the principal residential accommodation surrounded by a range of traditional stone buildings lying to the North which provide scope for development for further residential or holiday let use subject to obtaining the necessary consents.

There are two further cottages lying to the East of the Farmhouse which have historically been let out providing useful income. More recently one of the cottages has been let in conjunction with the adjacent equestrian building and facilities which includes a modern 'American Barn' style building fully equipped with 13 'Monarch' boxes together with an office, tack room and parking facilities. This building coupled with the all weather outdoor menage and grazing will certainly interest purchasers with their own horses or indeed those wishing to look at running an equestrian enterprise.

PARTICULARS OF SALE

Lot 1 Bog Hall Farmhouse, cottage, traditional buildings and 10.69 acres.

With a southerly outlook over formal lawned gardens enclosed by traditional iron railed stone walls the principal farmhouse, adjacent cottage, outbuildings and land represent a great opportunity to purchase a property with extensive accommodation and potential for development for alternative use.

Bog Hall Farmhouse

A traditional south facing stone built Northumbrian farmhouse. With a separate formal access that could be renovated, the property briefly extends to 4 bedrooms, family bathroom to the first floor. 2 large reception rooms. Large family kitchen with oil fired AGA cooker together with separate pantry and utility rooms.

Bog Hall Farm Cottage

Adjacent to the farmhouse Bog Hall Cottage provides additional accommodation either as a stand-alone dwelling or as an annex to the main residence. With 2 bedrooms at first floor, a large living room, bathroom and kitchen at ground floor. The cottage lies to the west elevation of the farmhouse and has a separate access.

Both properties benefit from central heating run from a Biomass boiler located in the adjacent traditional farm buildings. Run on pellets the boiler is registered under the RHI. Further details are available on request.

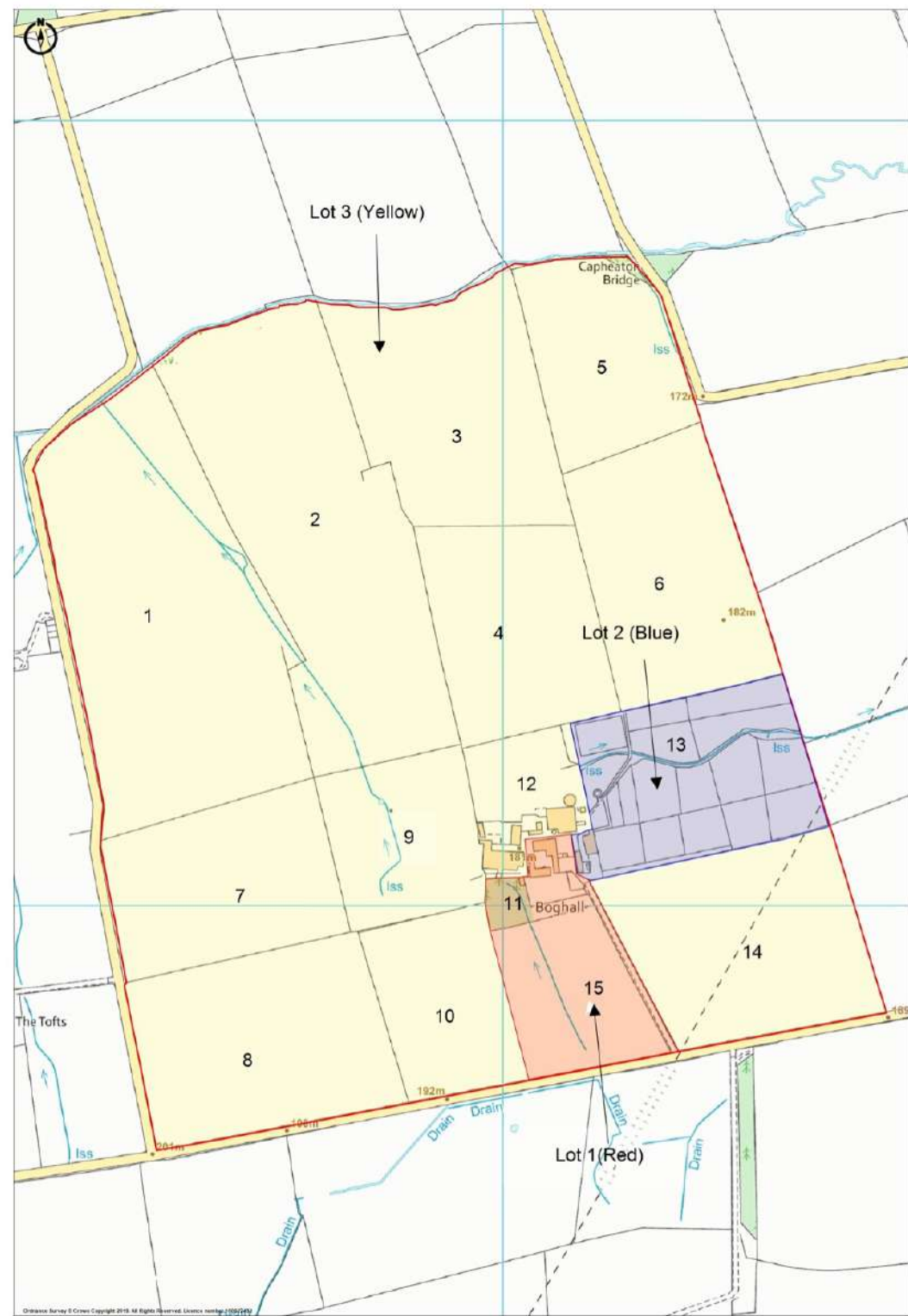
Traditional Buildings

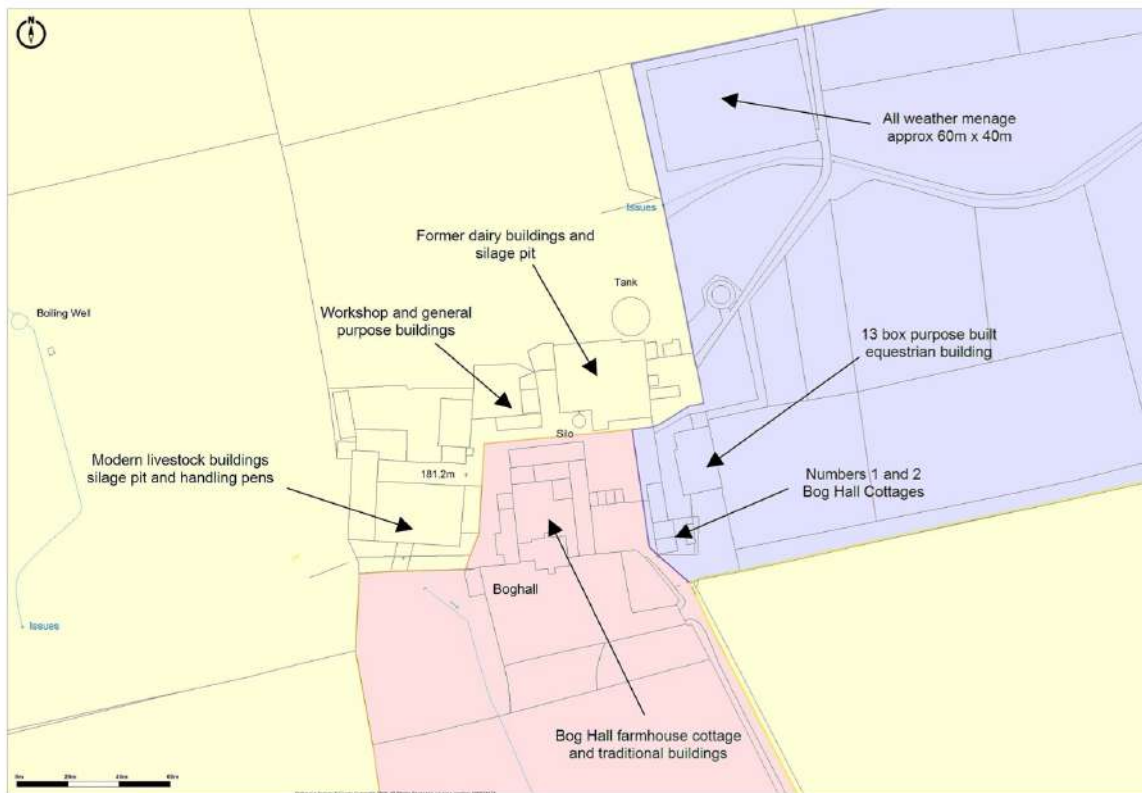
Lying to the north of the Farmhouse and centred around a courtyard are a range of traditional stone farm buildings with slate clad roofs. The buildings extend to an area of 495m² (5275ft²) represent an excellent opportunity for development subject to gaining the necessary consents. They offer potential to extend the existing cottage and provide a great opportunity to develop several units that could be utilised as holiday lets or individual residential units. In close proximity of the farmhouse arranged around a courtyard they could provide additional guest accommodation, offices, games rooms or stabling for the farmhouse.

Land

Extending to approximately 10.69 acres the grazing land lies to the south elevation of the farmhouse. Surrounding the formal gardens there is a former orchard enclosure and a small area of mature woodland.







Parcel	Sheet ID	Parcel ID	Land Use	Hectares	Acres	Region
1	NZ0378	5737	Grassland PG01	12.88	31.83	Non SDA
2	NZ0378	7747	Grassland PG01	11.95	29.53	Non SDA
3	NZ0378	9665	Grassland PG01	7.09	17.52	Non SDA
4	NZ0478	0236	Grassland PG01	5.47	13.52	Non SDA
5	NZ0478	1370	Grassland PG01	4.38	10.82	Non SDA
6	NZ0478	2143	Grassland PG01	6.51	16.09	Non SDA
7	NZ0378	6703	Grassland PG01	5.55	13.71	Non SDA
8	NZ0377	6982	Grassland PG01	7.07	17.47	Non SDA
9	NZ0378	8706	Grassland PG01	3.80	9.39	Non SDA
10	NZ0377	9994	Grassland PG01	6.87	16.98	Non SDA
11	NZ0477	0699	Grassland PG01	0.13	0.32	Non SDA
12	NZ0478	0515	Grassland PG01	1.42	3.51	Non SDA
13	NZ0478	1219	Arena	0.13	0.32	Non SDA
14	NZ0478	2147	Equine Fields	5.94	14.68	Non SDA
15	NZ0477	3293	Grassland PG01	7.06	17.45	Non SDA
16			Farm Steading	1.20	2.97	
TOTAL				87.45	216.09	





Lot 2: Numbers 1 and 2 Bog Hall Farm Cottages, equestrian facilities and 14.69 acres

A pair of stone built semi-detached cottages which offer the potential to create one larger dwelling. Located adjacent to the cottages is a purpose-built American style stable block with 13 loose boxes. Together with grazing paddocks and an outdoor all-weather menage Lot 2 represents an ideal opportunity for a purchaser to develop an equestrian enterprise.

Historically one of the cottages has been let together with the equestrian building, menage and land to a commercial tenant who ran a successful livery yard which took advantage of the local equine market.

Numbers 1 and 2 Bog Hall Cottages.

Currently occupied as 2 separate dwellings the cottages are both 2 bedroom properties at first floor with kitchen, bathroom and living room to the ground floor. The cottages benefit from oil fired central heating and double glazing with wood burning stoves fitted in the living rooms. The cottages would lend themselves to create one single dwelling to service the equestrian facilities or could be retained as two separate residences. Number 1 Bog Hall Cottage is currently let on an assured shorthold tenancy with a current rent of £375 per calendar month.

Purpose built stable block

Lying immediately to the East of the cottages is a 25m x 15m building housing 13 'Monarch' stables together with tack room/ office and w.c. There is also ample parking and hardstanding adjacent to the building. With access to turn out paddocks and the menage facility, the building would be ideal for livery. Located to the North of the building is a hard standing yard with concrete panels ideal for the storage of horseboxes straw/ haylage and muck trailers.

Additional outbuildings

Adjacent to the cottages are a small range of stone under slate outbuildings which could be utilised to create garaging, extra storage or an extension for the cottages.

Outdoor all-weather menage and grazing land extending to 14.69 acres

Located to the North of the cottages and stable building is a purpose built 60m x 40m all weather menage which is enclosed with post and rail fencing together with viewing box. With a fibre sand and rubber surface the menage adds a great facility to service the stable block and grazing land. The grazing land totalling 14.69 acres lies to the East of the stables and is currently divided into paddocks with electric fencing.



Lot 3: Extensive range of modern livestock buildings and 191.31 acres of grazing land.

The land at Bog Hall Farm is productive grassland extending to 77.42 hectares (191.31 acres) forming 13 principal enclosures all situated within a ring fence. The land classified as grade 3 lies at approximately above sea level. The fields benefit from good access with road frontage to the majority of fields.

The farmland is complimented by an extensive range of modern livestock buildings. The modern farm buildings cover an area of approximately 3,600m² (38,750ft²) with ample additional concrete and hard standing areas.

The buildings briefly comprise:

Former dairy unit with cubicles, slatted floor and silage pit (1,100m²)(11,850ft²); Range of general purpose cattle buildings with feed barriers, silage pit, straw shed and loose house buildings (1600m²)(17,250ft²); Workshop buildings and general purpose livestock buildings (830m²)(8,900ft²).

The land and modern steading represent an excellent opportunity to acquire an extensive range of livestock buildings and good quality mowing and grazing land to compliment or expand an existing holding or indeed act as a stand-alone unit.

GENERAL REMARKS**Basic Payment Scheme**

BPS entitlements relative to the holding will be made available to purchase separately.

Stewardship

The land is currently not entered into any stewardship agreement.

Timber and Sporting Rights

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 themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

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, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.



Method of Sale

The land is initially being offered for sale by private treaty.

Services

The residential properties are serviced by mains water supply, mains electric and drainage to septic tanks. The buildings are supplied by mains water and electricity.

Energy Performance Certificates (EPC)

An EPC is available upon request from the selling agent for each residential property.

Lotting and access

The property is offered for sale as a whole or in three lots. Further lotting will be considered if requested however the vendor reserves the right to divide the property into lots at their discretion. In the event the property is sold in lots purchasers will be granted reciprocal rights of access as reasonably required with shared maintaince and repair responsibilities according to user.

Tenure

The farm is offered for sale with the benefit of vacant possession except fo Number 1 Bog Hall Farm cottage which is currently let subject to an assured shorthold tenancy.

Viewings, Health & Safety

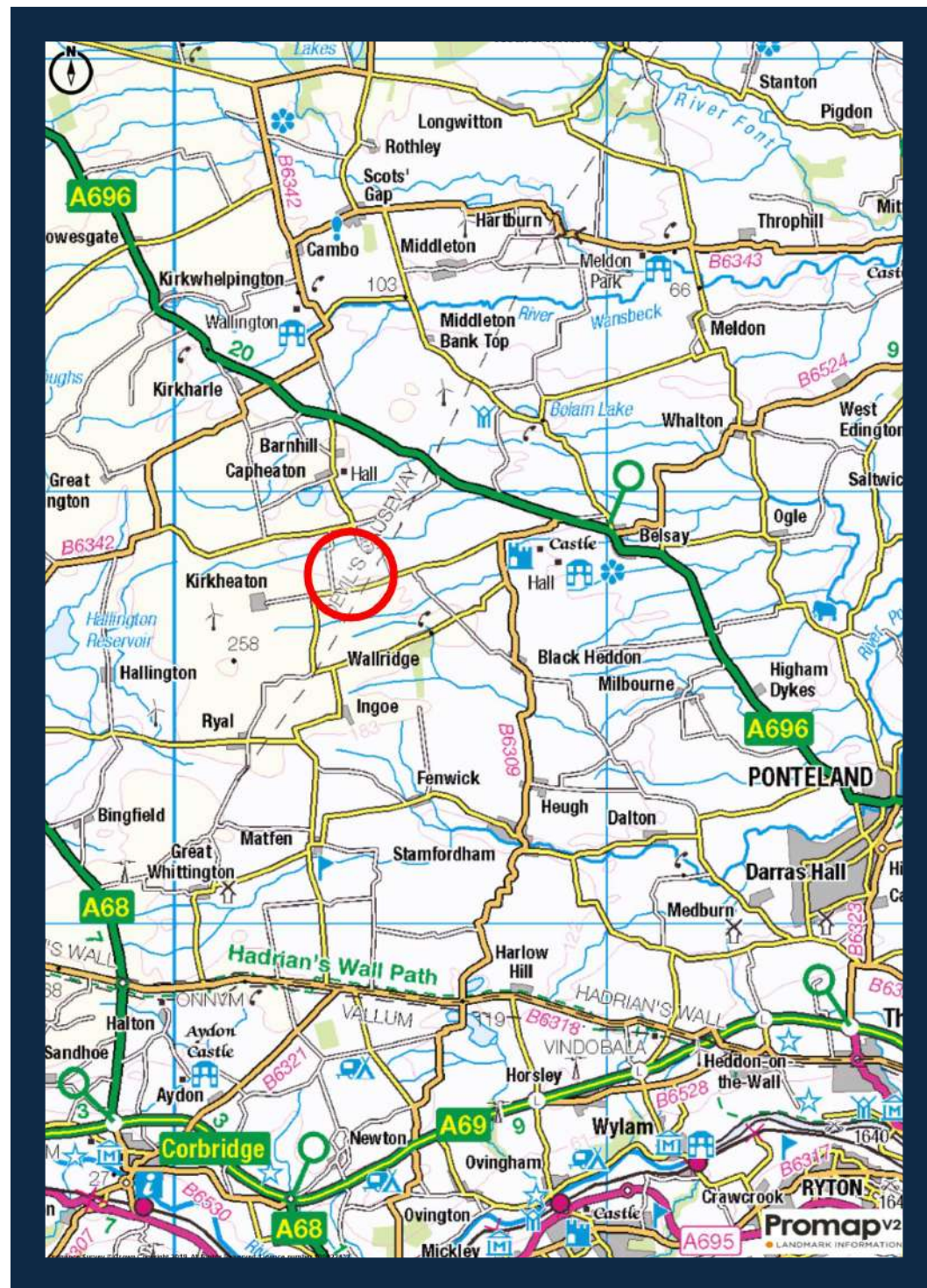
Strictly by appointment with the selling agents; 01668 213 546. Please be aware of the potential hazards of a working farm and be as vigilant and careful as possible when making an inspection of the property.

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 October and November 2019. 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 purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendors 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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