

# NORWOODS FARM

Widdrington, Morpeth, NE61 5PN



RICHARD **BROWN**  
& PARTNERS

ACKLINGTON  
AUCTION MART











On instruction of the Executor of the late John Bradley (Deceased)

## Norwoods Farm

Widdrington, Morpeth, NE61 5PN

Widdrington Station - 0.5 miles, Morpeth – 6 miles

**A rare opportunity to purchase a highly desirable 14.74 hectares (36.42 acres) smallholding in Northumberland**

Large four-bedroom farmhouse with useful range of modern and traditional farm buildings

14.04 hectares (34.69 acres) of permanent pasture and grass leys all in good heart

Potential for development of farm buildings subject to seeking necessary planning consent

### FOR SALE AS A WHOLE OR IN TWO LOTS

**Lot 1:** Farmhouse, farm buildings and land. In all extending to approximately 10.11 hectares (24.98 acres)

**Lot 2:** 4.63 hectares (11.44 acres) or thereabouts of grassland

## RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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

Tel: 01668 213 546

[www.richardbrownandpartners.co.uk](http://www.richardbrownandpartners.co.uk)



Joint Selling Agents; **Acklington Auction Mart**



GENERAL INFORMATION

A superb livestock farm with a substantial farmhouse, generous range of traditional and modern farm buildings and 34 acres or thereabouts of sound grassland with potential for arable cropping if desired.

Situation

A well known farm in the locality; Norwoods sits immediately off the B1337 (Widdrington Station to Ulgham road). Enjoying a rural location yet extremely convenient for comprehensive services within a short drive of Morpeth or indeed Newcastle upon Tyne.

Description

An excellent small farm with considerable residential appeal and lots of potential to develop (subject to gaining necessary planning consent) if so desired. Comprising a farmhouse, farm buildings and 14.04 hectares (34.69 acres) of pastures and grass leys all in good heart.



PARTICULARS OF SALE

LOT 1

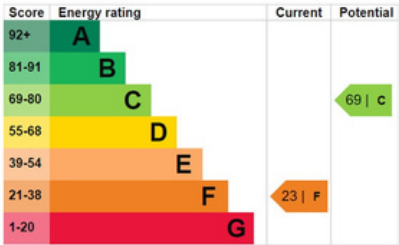
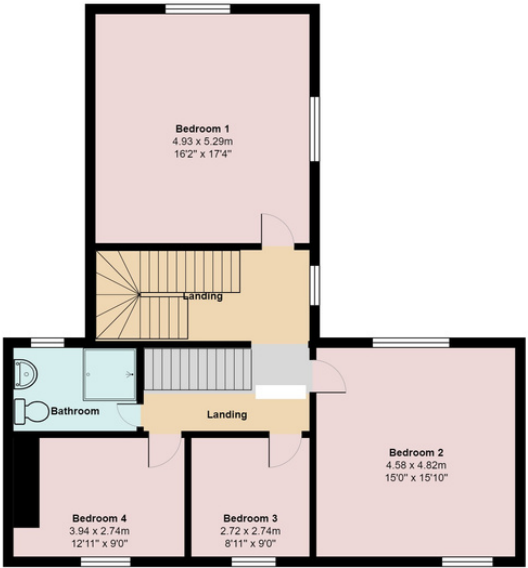
Norwoods Farmhouse

A substantial brick built house forming part of the main farmyard. The property enjoys superb south facing views over surrounding countryside. Oil fired central heating and UPVC double glazing throughout. Although well proportioned and adequate, it is likely a potential purchaser will wish to refurbish the farmhouse.

Council Tax Band: C.



All measurements are approximate and for display purposes only





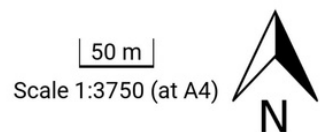
### Farm Buildings

The farm buildings at Norwoods are a mix of modern and traditional. The modern buildings provide ample livestock housing and general storage for the holding and briefly consist of a steel portal framed **Cattle Shed** (18m x 9m), timber portal frame **Cattle Shed** with 2x lean to structures (approx. 325sqm) and steel portal framed **Hay Shed** (17m x 7m). There are two smaller "fold yard" **Cattle Sheds** near the farmhouse measuring 90sqm and 140sqm respectively.

The traditional stone buildings at Norwoods are generous in scale and remarkably sound by way of repair. The larger 2 storey western range have a footprint of approx. 260sqm and comprise stables, granary, workshops and general storage. The single storey eastern range (approx. 320sqm), built of brick and stone comprises byres and livestock housing.

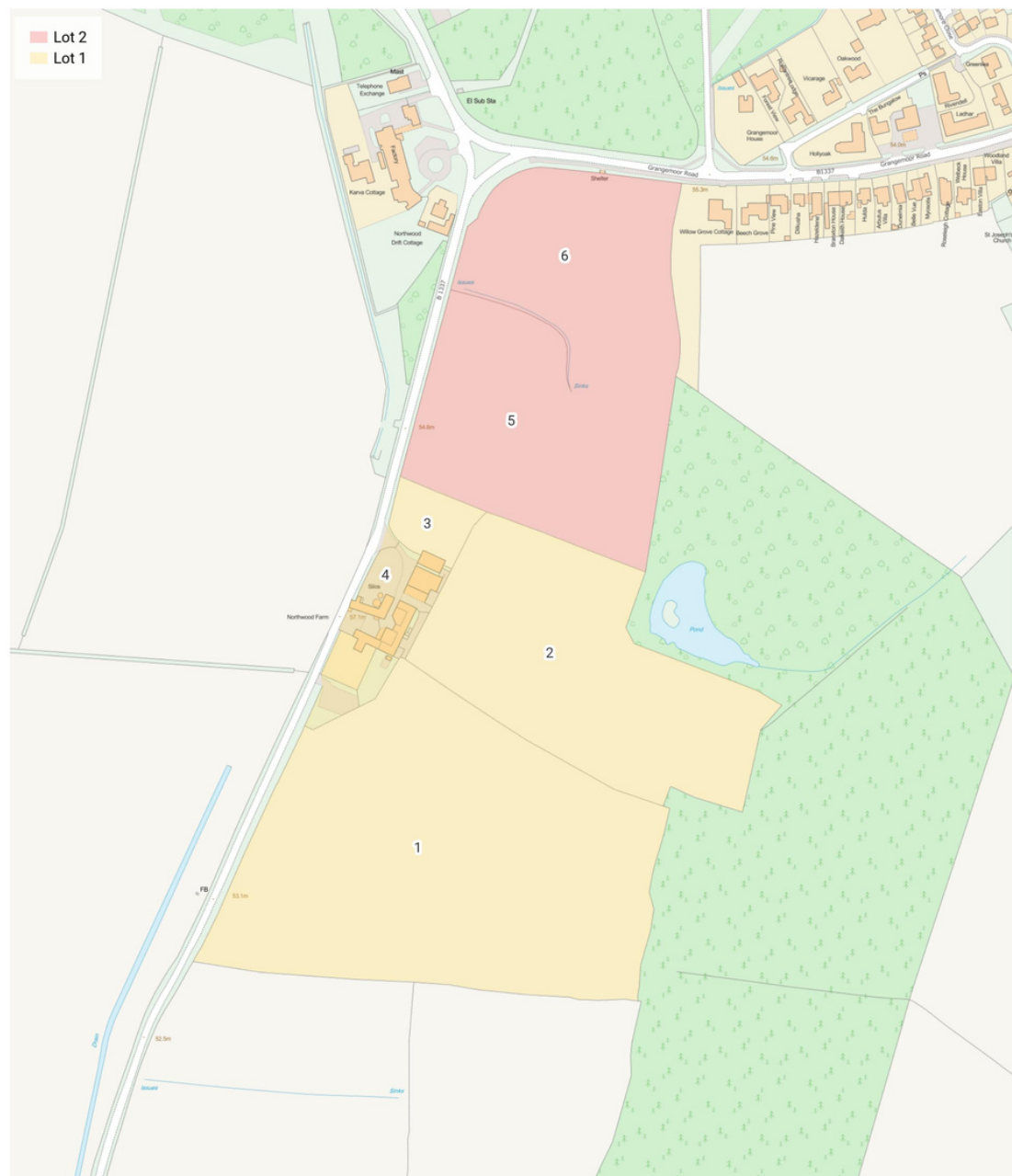






Scale 1:3750 (at A4)

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## Land

Extending to 14.04 hectares (34.69 acres) of permanent pasture and grass leys in a ring fence and with good roadside frontage. Divided into decent sized fields, the land is flat yet sheltered from prevailing winds by neighbouring woodland.

Agricultural Land Classification map North East Region (ALC001) shows the land being classified as Grade 3. All land is classified by the Rural Land Registry as Non SDA. Formal land classifications aside, it is clear on inspection the land is in good heart having been well farmed by the late John Bradley.

## LOT 2

## Land

4.63 hectares (11.44 acres) or thereabouts of grassland on the edge of Widdrington Station. Well fenced and watered with excellent roadside frontage.

Parcel Ref	Parcel ID	Land Use	Total Size	
			Hectares	Acres
LOT 1				
1	NZ2393 7759	Grassland	5.89	14.55
2	NZ2393 8872	Grassland	3.24	8.01
3	NZ2393 7782	Grassland	0.28	0.69
4		Farmstead	0.7	1.73
	SUB-TOTAL		10.11	24.98
LOT 2				
5	NZ2393 8491	Grassland	2.35	5.81
6	NZ2394 8804	Grassland	2.28	5.63
	SUB-TOTAL		4.63	11.44
	TOTAL		14.74	36.42

## GENERAL REMARKS

### Basic Payment Scheme (BPS) & Environmental Stewardship

BPS entitlements to cover the eligible area of the farm are included in the sale. The farm is not subject to any form of 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 measurements taken in November 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 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.

### Development "Clawback" Clauses

Due to the property's close proximity to Widdrington Station, Lot 2 is offered for sale subject to a 15 year development clawback on 25% of any uplift from agricultural value. Additionally Harworth Estates (previous owners) also retain a 25% clawback over the whole farm for 20 years commencing November 2011. This clause is not triggered by agricultural or equestrian developments nor extensions to the farmhouse that do not increase its floor area by more than 50%.

### General Binding Regulations 2020

It is understood the outflow from the septic tank discharges to a soakaway. However the Vendor does not give any undertaking that the property fully satisfies the General Binding Regulations 2020 and any expressions of interest or offers made should take this into consideration.

### Services

The farmhouse is serviced by mains water and electricity.

### Method of Sale & Lotting

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

### Tenure

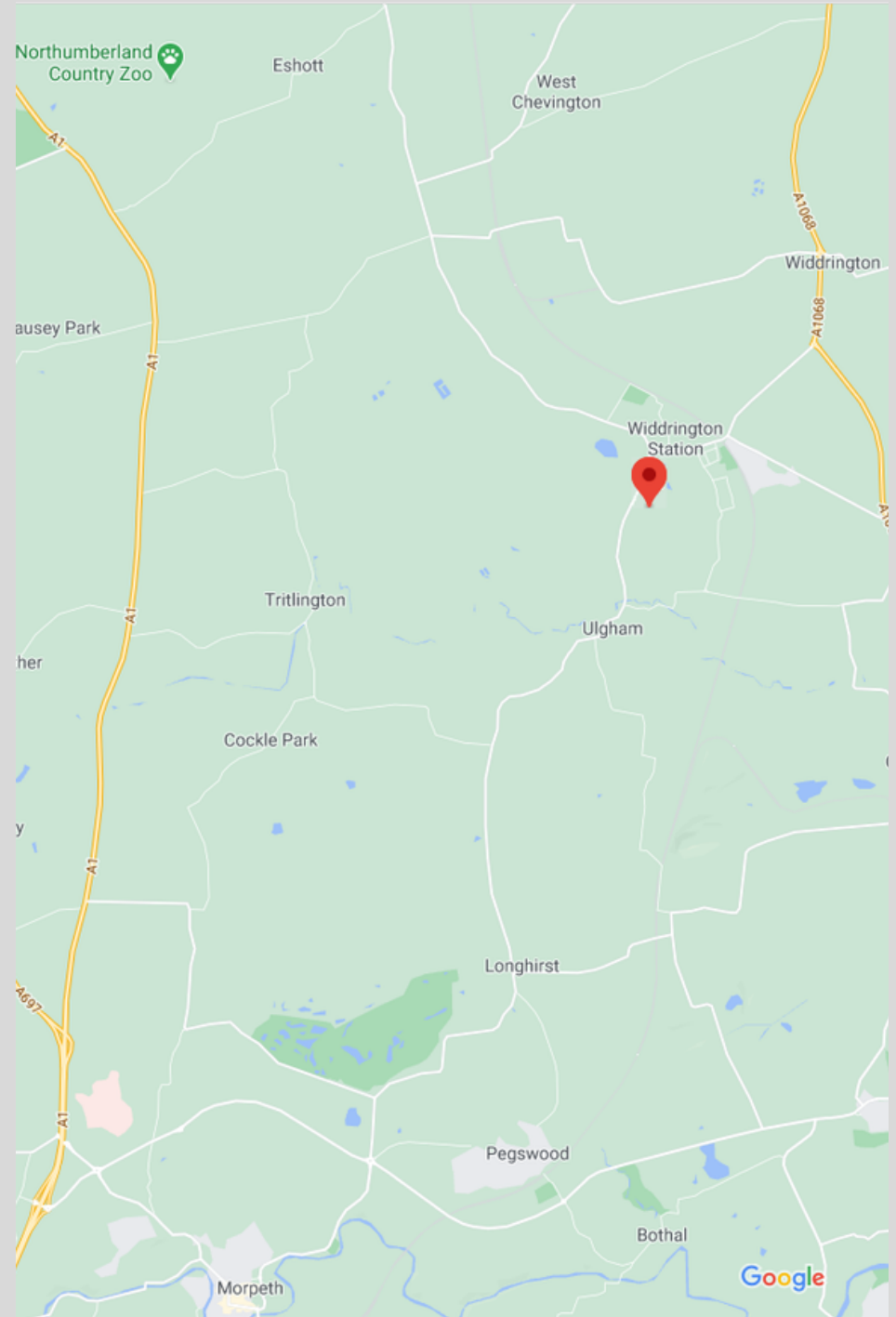
The farm is offered for sale with the benefit of vacant possession.

### Viewings

Strictly by appointment only. Please contact Richard Brown & Partners; 01668 213 546.

### Health & Safety

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.







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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 September, October & November 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 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 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.