

An aerial photograph of a rural landscape. In the foreground, there are large, flat fields, some brown and some green. A railway line runs diagonally across the middle of the image. In the background, there is a farm building with a blue roof and a large body of water under a clear blue sky.

RICHARD **BROWN**
& PARTNERS

Low Middleton Farm
Belford, Northumberland, NE70 7LN





Low Middleton Farm

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Bamburgh - 6 miles, Berwick-upon-Tweed - 13 miles, Alnwick - 17 miles,

**An exceptional mixed farm on the beautiful
North East Coast**

Farmhouse, five farm cottages, modern and traditional buildings
in all extending to 204 hectares (505 acres) or thereabouts of
superb arable and grazing land

FOR SALE AS A WHOLE

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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

Tel: 01668 213 546

www.richardbrownandpartners.co.uk





General Information

Low Middleton is a rare offering from Northumberland - it is something of a "one off" in terms of its stunning location. The farm benefits from a range of residential properties including the principal farmhouse and five farm cottages. Prime arable and grassland coupled with a range of modern and traditional buildings make Low Middleton an exciting proposition for interested purchasers.

Situation

Located on the A1, 17 miles north of Alnwick.

Whilst providing great links for the farm both north and south, the presence of the A1 and East Coast mainline do not impact upon the residential appeal of the farm. Access to local schools and services are within a short drive in Belford Village. Private and state schools plus more comprehensive services are in nearby Alnwick and Berwick or further afield in Newcastle upon Tyne (50 miles) or Edinburgh (70 miles).

Description

Low Middleton Farm is an excellent example of a classic Northumberland Coastal mixed livestock and arable farm. Lying at 20m above sea level at the farmstead and rising to around 65m at the highest point.

Although split by the A1 and the East Coast Mainline Railway the farm is otherwise within a ring-fence.

The Farmhouse provides an impressive principal residence with a further 5 farm cottages, plus a range of modern and traditional livestock and general purpose farm buildings - many of which providing scope for further development subject to obtaining the necessary consents.

The farmland at Low Middleton is mainly arable cropping (arable land let on Farm Business Tenancy ending 31st August 2021) plus grassland farmed in hand by the Vendor. All of the land is well arranged in good sized fields and extremely productive.

Particulars of Sale

Low Middleton Farmhouse

A traditional south facing stone built Northumbrian farmhouse. With a separate formal access, the property briefly extends to 4 bedrooms (plus large attic space ideal for conversion). The farmhouse has two large reception rooms and a comfortable everyday living space at the rear of the house. Oil fired heating. Generous range of small outbuildings to the rear and large south facing gardens.

The Farmhouse is currently occupied by one of the Vendors and vacant possession will be offered upon completion. EPC: Band F.



Low Middleton Farm Cottages

- **No. 1 Low Middleton Farm Cottage** - 3-bedroom, semi detached cottage with gardens to front and rear. UPVC double-glazing with heating provided by an oil fired boiler. Currently let on a AST. EPC Rating: E
- **No. 2 Low Middleton Farm Cottage** - 3-bedroom, semi detached cottage with gardens to front and rear. UPVC double-glazing with heating provided by an oil fired boiler. Currently occupied by a family member. EPC Rating: E
- **No. 3 Low Middleton Farm Cottage** - 2-bedroom, semi detached cottage with gardens to front and rear. UPVC double-glazing with heating provided by an oil fired boiler. Currently occupied by a family member. EPC Rating: E
- **No. 4-5 Low Middleton Farm Cottage** - 3-bedroom, semi detached cottage with gardens to front and rear. UPVC double-glazing with heating provided by an oil fired boiler. Currently let on a AST. EPC Rating: E
- **No. 6 Low Middleton Farm Cottage** - 2-bedroom, semi detached cottage with gardens to front and rear. UPVC double-glazing with heating provided by an oil fired boiler. Currently let on a AST. EPC Rating: E



No. 1 & 2 Low Middleton Farm Cottages



No. 3-6 Low Middleton Farm Cottages



No. 1



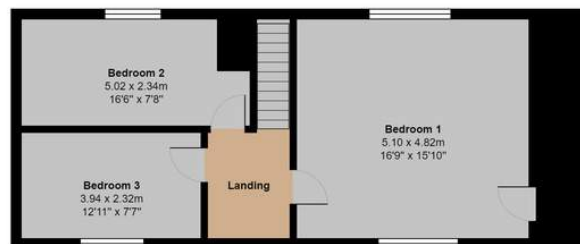
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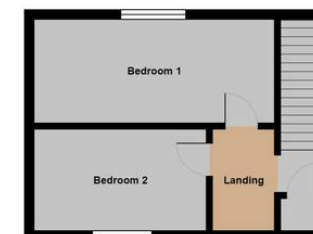
No. 3



No. 4-5



No. 6





Farm Buildings

The farmland is complimented by a range of modern and traditional buildings.

The modern farm buildings comprise a twin span **Cattle Court** (960sqm), **General Purpose Building** including lockup (340sqm) and **Straw Shed** (385sqm).

Traditional stone buildings consist of **Stable Block** (225 sqm), open fronted **Cattle Court** (210 sqm) and **Storage Shed** (50sqm).

Although the farm does not have dedicated grain storage, comprehensive storage and drying facilities are available 2 miles along the A1 at Northumberland's largest grain co-operative "Coastal Grains."

Land

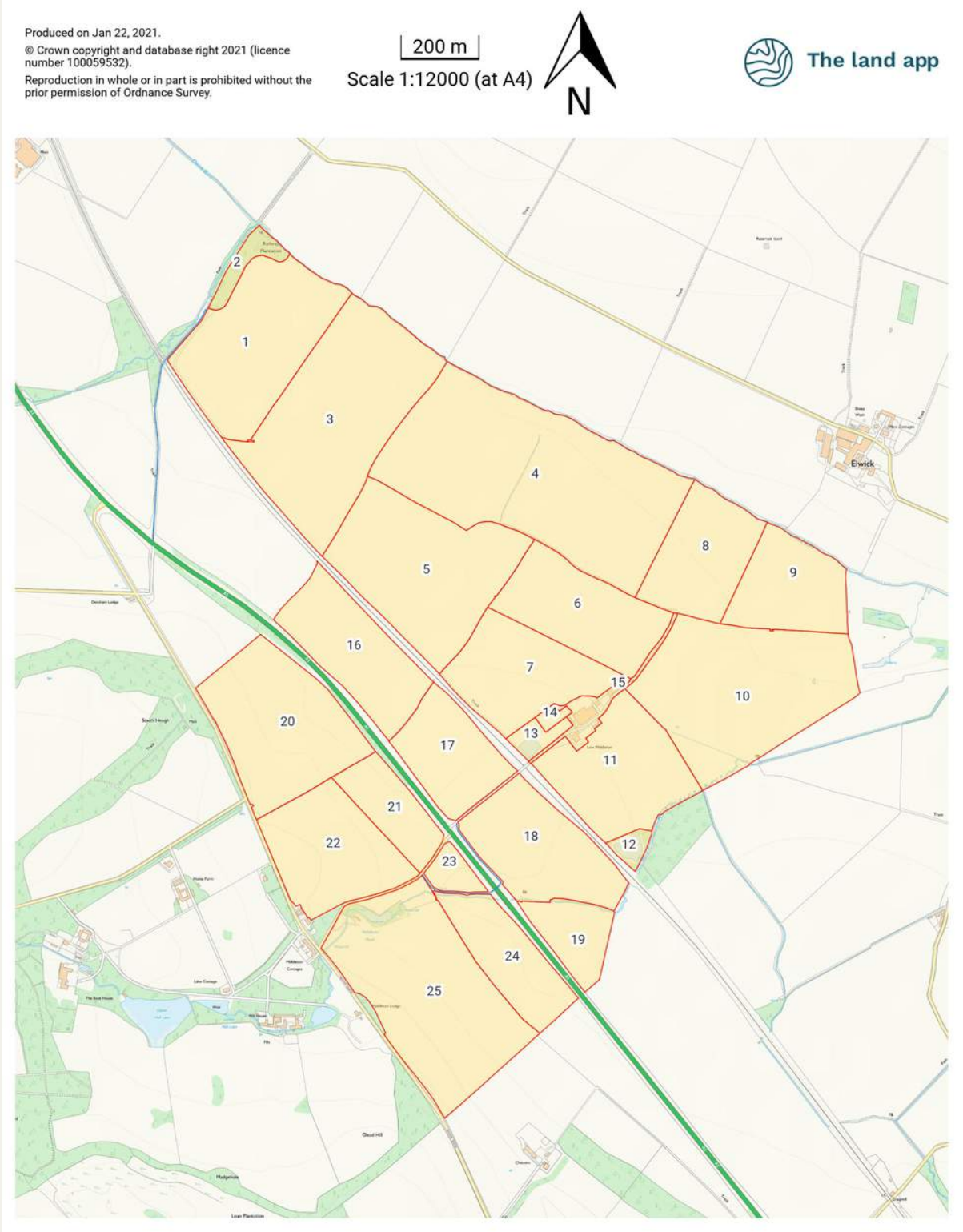
Extending to just over 500 acres of top quality arable land, permanent pasture and grass leys, the farm land at Low Middleton is some of the best in Northumberland. Divided into decent sized fields, the land is mainly flat with a small amount of banked grassland and undulating arable between the A1 and "old A1" roads.

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 that both the arable and grassland is in good heart having been well farmed by the family and farming tenant respectively.

As previously mentioned, all of the arable land (c. 350 acres) at Low Middleton is currently let on a Farm Business Tenancy to a local farmer with the tenancy terminating as at 31st August 2021.



Map Ref.	OS Sheet / Parcel Ref.	Land Use	Hectares	Acres
1	NU0937 9815	Arable	12.35	30.52
2		Woodland	1.27	3.14
3	NU1037 2303	Arable	17.64	43.59
4	NU1036 8473	Arable	25.4	62.76
5	NU1036 4055	Arable	14.21	35.11
6	NU1036 8045	Arable	8.3	20.51
7	NU1036 6528	Arable	8.15	20.14
8	NU1136 1259	Arable	7.2	17.79
9	NU1136 3652	Arable	6.44	15.91
10	NU1136 2221	Permanent grassland	16.71	41.29
11	NU1036 9102	Permanent grassland	9.21	22.76
12	NU1035 9383	Woodland	0.7	1.73
13	NU1036 6812	Permanent grassland	0.91	2.25
14	NU1036 7217	Permanent grassland	0.34	0.84
15		Farm steading	1.48	3.66
16	NU1036 2234	Arable	7.94	19.62
17	NU1036 4808	Arable	5.98	14.78
18	NU1035 7181	Arable	8.55	21.13
19	NU1035 7861	Arable	3.37	8.33
20	NU1036 0811	Arable	11.78	29.11
21	NU1035 2998	Arable	3.89	9.61
22	NU1035 1582	Permanent grassland	8.62	21.30
23	NU1035 4878	Permanent grassland	1.21	2.99
24	NU1035 6055	Permanent grassland	5.69	14.06
25	NU1035 4648	Permanent grassland	17.12	42.30
		Total	204.46	505.22



General Remarks

Basic Payment Scheme (BPS)

BPS entitlements are included in the sale.

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

General Binding Regulations (GBR) 2020

It is understood the outflow from the farm's two septic tanks discharges to a soakaway. However the Vendor does not give any undertaking that the property fully satisfies the GBR 2020 and any expressions of interest or offers made should take this into consideration.

Tenure

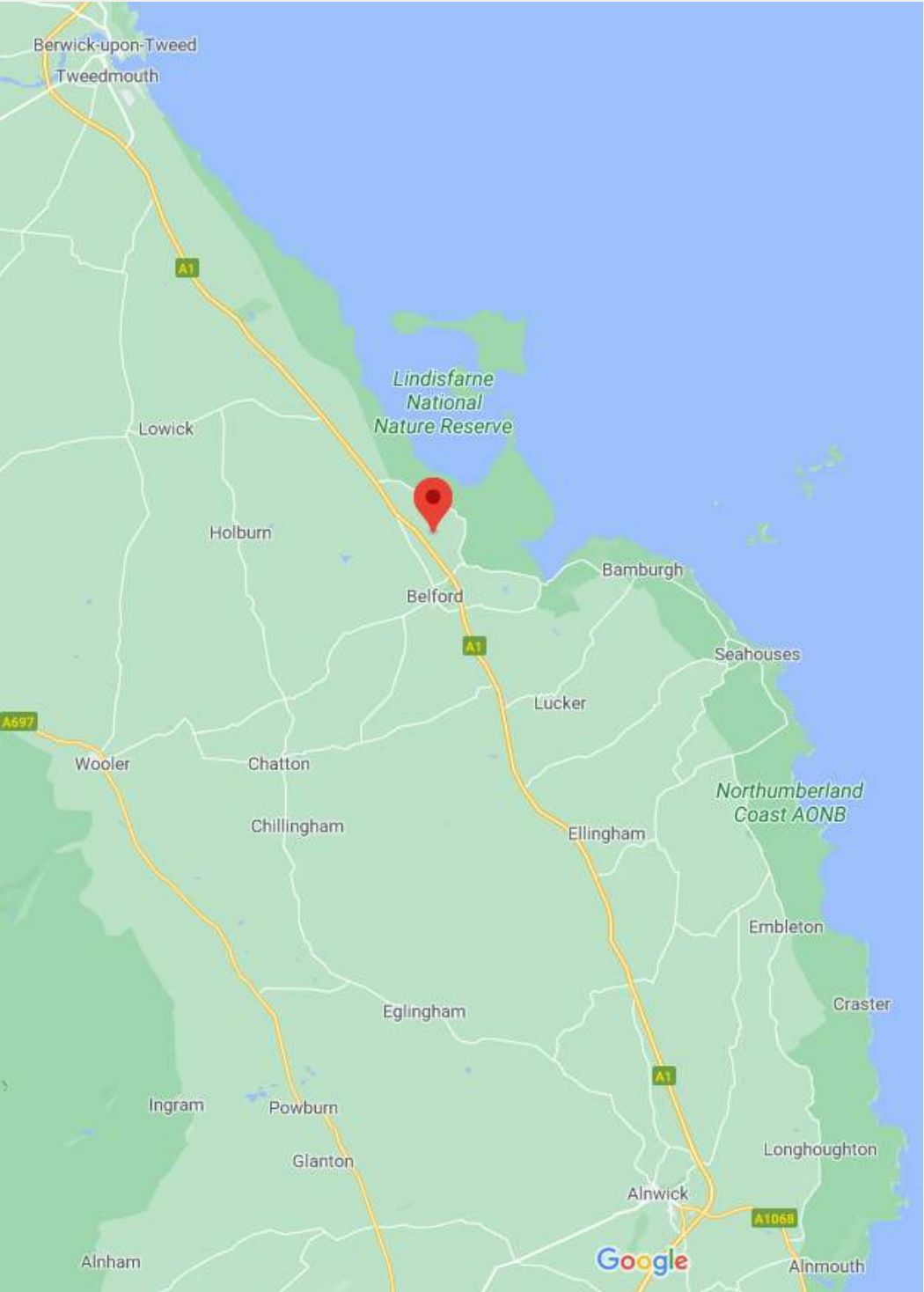
- Cottages - please see information on page 6 of this brochure.
- Land - Field Parcels listed as "Arable" on the field schedule are currently let out on a Farm Business Tenancy to a local farmer with the agreement terminating on 31st August 2021.

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.







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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 in January 2021 using photographs taken in and photographs used were taken in August 2020, December 2020 and January 2021. 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.