

# Little Tosson Farm

Rothbury, Northumberland

RICHARD BROWN  
& PARTNERS









# Little Tosson Farm

Rothbury, Northumberland, NE65 7NQ

Rothbury - 3.5 miles, Alnwick - 15 miles, Newcastle upon Tyne - 35 miles

**A superb arable and livestock farm in the heart of Northumberland. In all extending to 210 hectares (518.93 acres) or thereabouts.**

Principal farmhouse plus four farm cottages

Excellent range of modern farm buildings

Approximately 284 acres of arable cropping and  
126 acres of grazing

Woodland and ponds creating environmental, sporting  
and amenity appeal

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







## GENERAL INFORMATION

Little Tosson Farm is the perfect example of a traditional Northumbrian mixed holding. It is locally renowned for having been extremely well farmed for many years. Following the sad death of Ian Rutter the farm is now being sold on instruction of the Executors of his Estate. Having been in the Rutter family for almost 60 years, the sale represents a rare opportunity to acquire a productive, commercial holding with strong residential appeal in this most sought after farming location.

### Situation

Little Tosson is situated in the Lower Coquetdale Valley immediately below the Simonside Hills, approximately 3.5 miles to the west of the small town of Rothbury and 20 miles northwest of the larger market town of Morpeth. All land to the south side of the road running through the farm falls within the boundaries of the Northumberland National Park.

### Description

Although lying within a ring fence; Little Tosson varies greatly in height from 90 meters above sea level on the northern boundary at the River Coquet to sloping permanent pasture at 250 meters on the southern boundary where it meets the Simonside hills.

The farm benefits from a principal farmhouse plus a range of four farm cottages. Permanent grassland and productive arable coupled with a large range of modern and traditional buildings provide an exciting proposition for interested purchasers.

Further attraction will be generated by the farm's woodland and ponds creating added environmental, sporting and amenity appeal.



## Little Tosson Farmhouse

An impressive 3 bedroom dwelling of traditional Northumbrian stone under slate construction. South facing with a neat lawned garden to the front and enclosed walled garden to the rear. There is potential to increase the size of the farmhouse through the conversion of the adjoining workshop and/or adjoining rear outbuildings subject to gaining the necessary planning consents.

The property has UPVC windows and oil fired central heating throughout. The property has a private water supply and private septic drainage. For a virtual internal viewing of Little Tosson Farmhouse please visit [www.richardbrownandpartners.co.uk](http://www.richardbrownandpartners.co.uk).

Total floor area: c.209m<sup>2</sup>

EPC Rating: F

Council Tax Band: E





## Little Tosson Farm Cottages

Little Tosson Farm Cottages comprise an “L” shape row of well built stone under slate, former farm workers dwellings. All with private septic drainage, UPVc windows & log burning stoves.

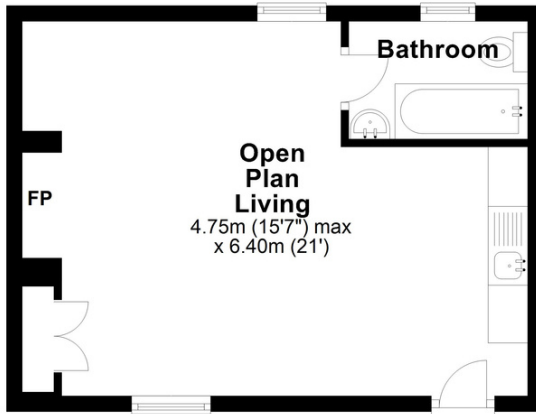
- **No. 1 Farm Cottage** - 1-bedroom, end terrace with single studio dwelling space serving as bedroom/ kitchen/diner/sitting room with separate bathroom. Central heating & hot water provided by oil boiler at No. 2 Cottage. Currently let on an AST.  
Total floor area c.31m<sup>2</sup> / EPC Rating: D
- **No. 2 Farm Cottage** - 2-bedroom, mid terrace farm cottage. Central heating & hot water provided by oil boiler in kitchen - supply also to No 1 Cottage. Currently let on an AST.  
Total floor area c.82m<sup>2</sup> / EPC Rating: D / Council Tax Band: B
- **No. 3 Farm Cottage** - 2-bedroom, mid terrace farm cottage. Central heating & hot water provided by oil boiler shared at No. 4 Cottage. Small well kept garden with conservatory to the rear. Currently let on an AST.  
Total floor area c.62m<sup>2</sup> / EPC Rating: D
- **No. 4 Farm Cottage** - 1-bedroom, end terrace farm cottage. Central heating & hot water provided by oil boiler in out house - supply also to No 3 Cottage. Garden to rear with large wooden shed. Currently vacant and requiring some modernisation.  
Total floor area c.65m<sup>2</sup> / EPC Rating: D / Council Tax Band: B





### Ground Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



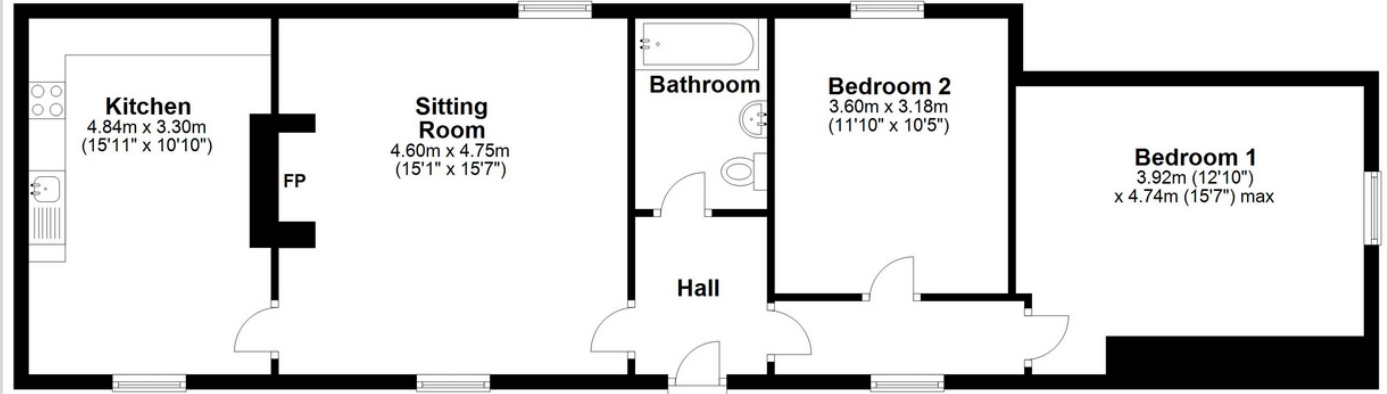
Total area: approx. 30.9 sq. metres (332.2 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

### 1 Little Tosson, Farm Cottages

### Ground Floor

Approx. 81.9 sq. metres (881.5 sq. feet)



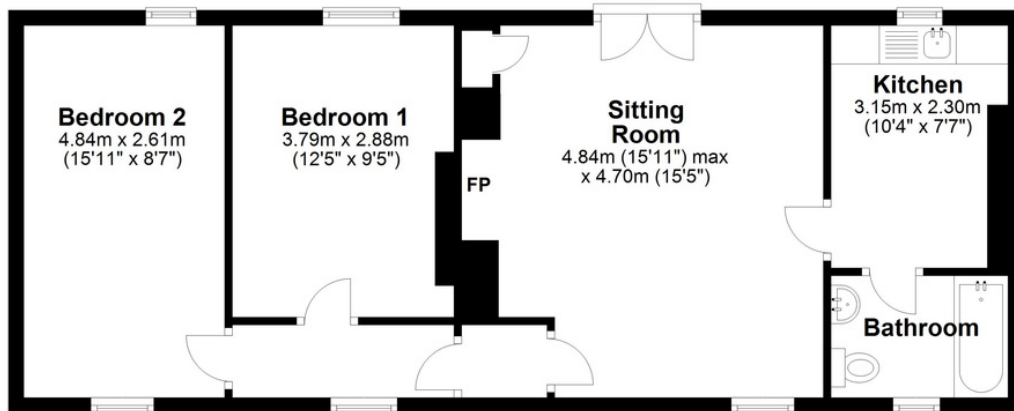
Total area: approx. 81.9 sq. metres (881.5 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

### 2 Little Tosson, Farm Cottages

### Ground Floor

Approx. 61.9 sq. metres (666.2 sq. feet)



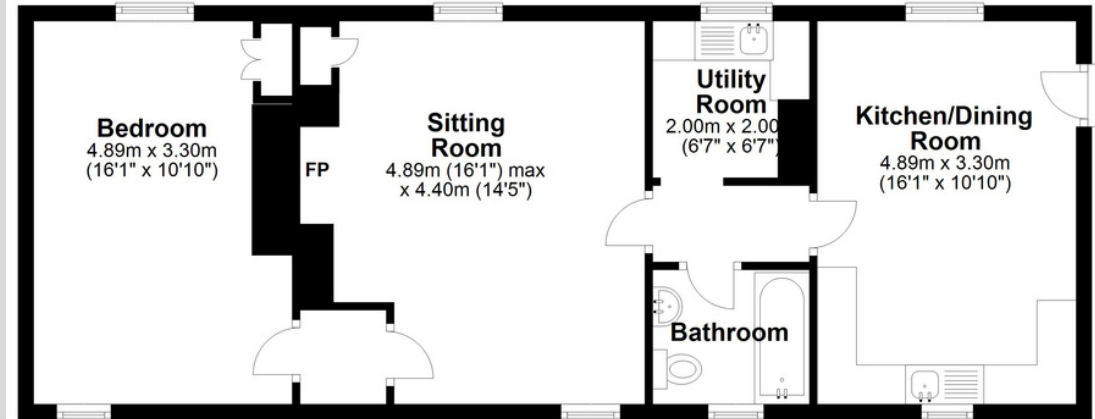
Total area: approx. 61.9 sq. metres (666.2 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

### 3 Little Tosson, Farm Cottages

### Ground Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

### 4 Little Tosson, Farm Cottages





## Farm Buildings

A mix of traditional stone under slate barns and modern steel portal framed sheds form a useful working steading suitable for productive arable and livestock operations.

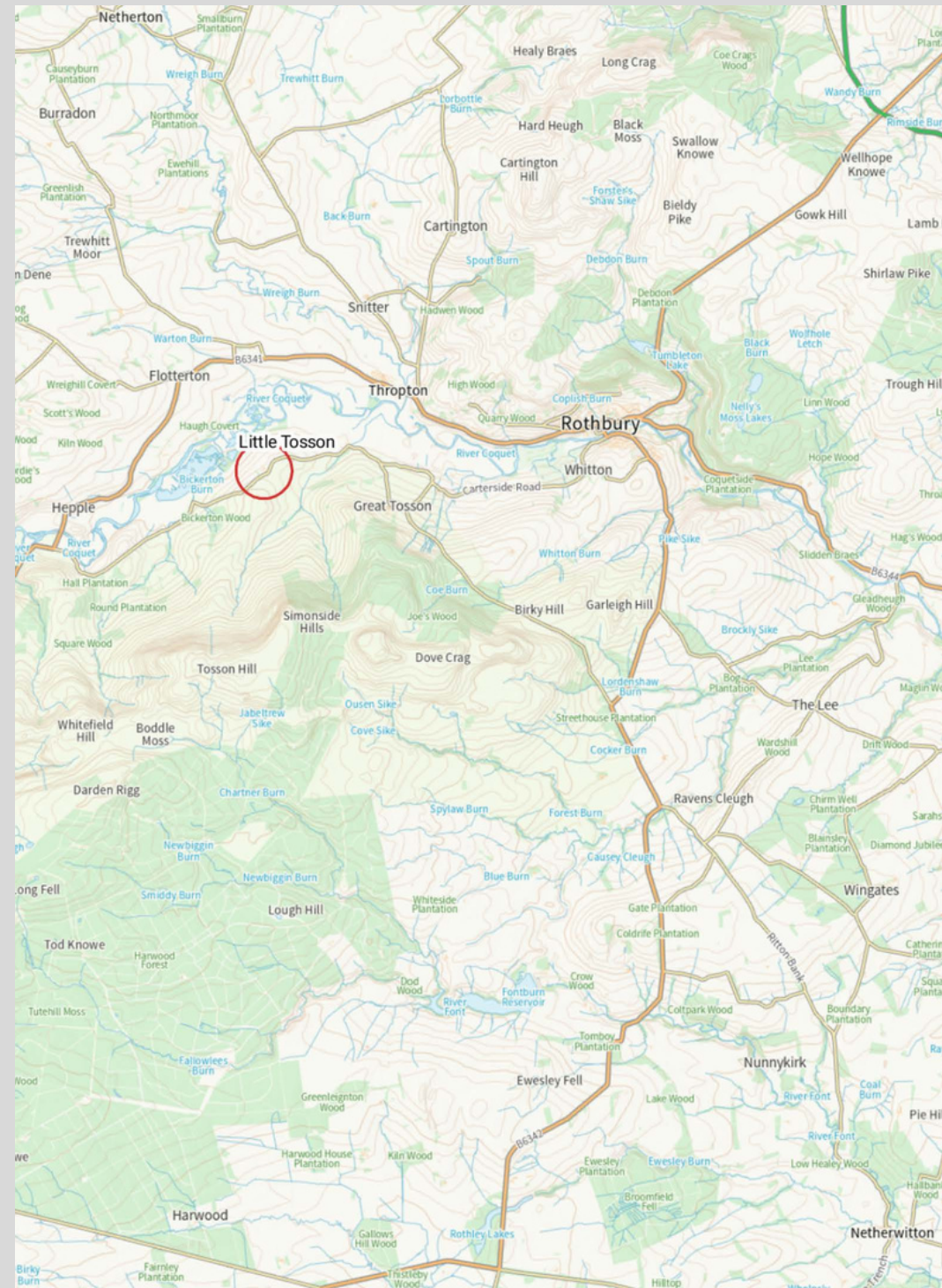
The farm buildings are in excellent, sound condition and are surrounded by immaculate concreted yards and comprise; large Cattle Shed partitioned with steel barriers and central raised feed passage, General Purpose Buildings for produce and machinery storage, Grain Storage buildings, Workshop and secure lock up. The traditional stone barns are in excellent condition and have historically been let out as storage/workshop units.





## "The White Cottage"

On the edge of the Northumberland Park, "The White Cottage" (parcel 13 on farm plan) is a former farmworkers cottage which was latterly (est. mid 1970's) used as a holiday cottage. Whilst it is has since fallen into a dilapidated condition it remains in a highly desirable location with stunning views and with enormous potential for a return to residential or tourism accommodation.









## Land

The land varies significantly in terms of elevation, land classification and land use. In all the farm extends to 210 hectares (518.93 acres) or thereabouts, currently consisting of approximately 114.84 hectares (283.78 acres) arable cropping and 51.01 hectares (126.06 acres) of grassland and riverside “haughs”, with the remainder being woodland, tracks and the farm steading.

Immediately adjoining the farm steading (130m above sea level) are several small grass fields plus one good block of temporary grass – all useful for the farm’s small sheep flock. Most of the grazing at Little Tosson is however at the highest elevation (250m above sea level) to the south of the farm. Fields “31, 32 & 33” extend to 43.85ha (108.36ac) of permanent pasture and rough grazing bordering the Simonside hills.

The central belt of land at Little Tosson is certainly the most productive and predominantly down to arable cropping. Whilst sloping, the arable fields are large regular shaped parcels, well suited for modern operations. Generous applications of FYM from the farm’s cattle enterprise have contributed to the farm’s consistently good yields.

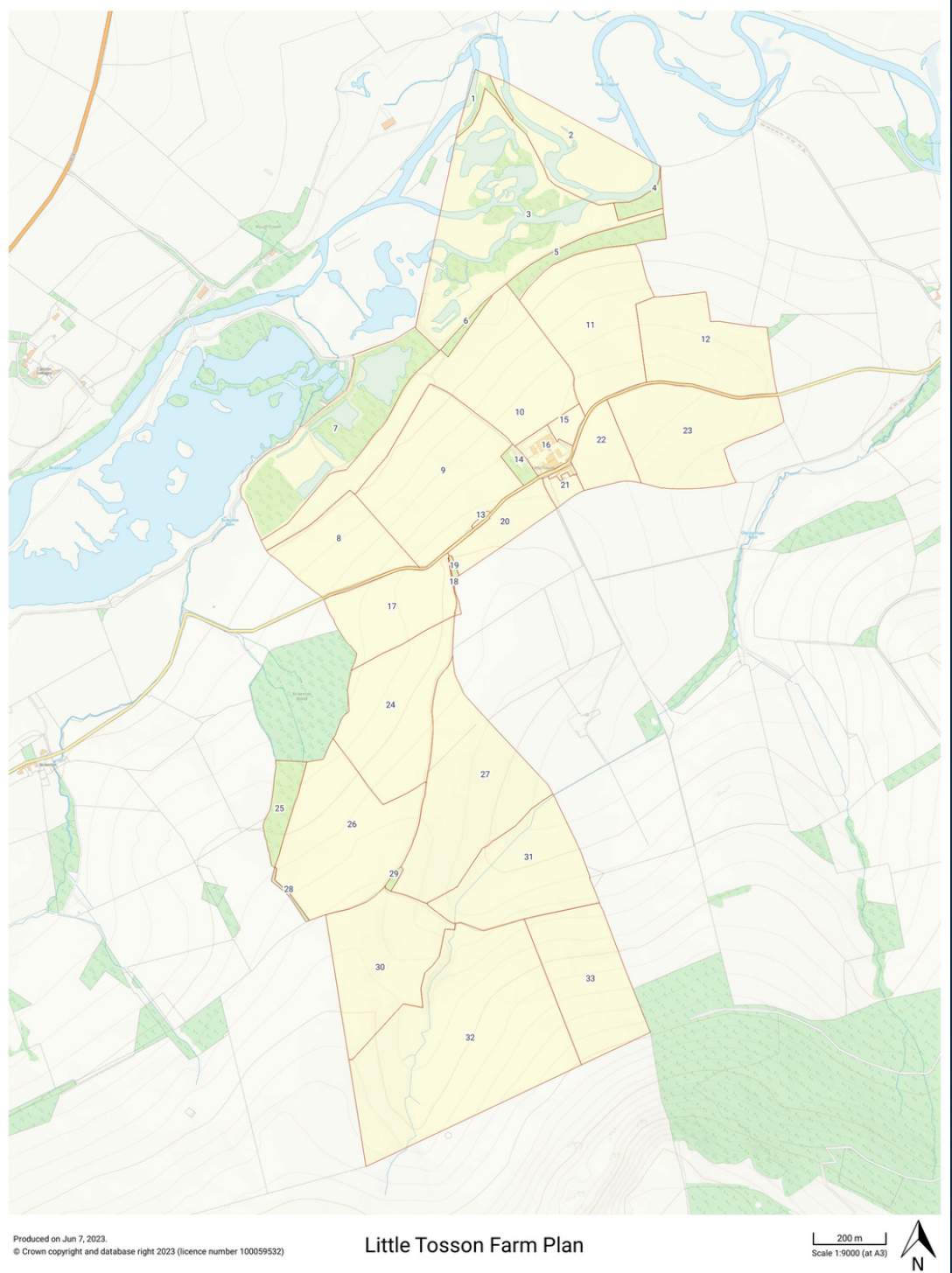
Field boundaries are a mixture of hedgerows, stone walls, and steel/wooden post and wire fencing. Please note that due to the constant risk of flooding, there isn’t a stockproof boundary along the northern extent of field parcels “1, 2 & 3.” Parcel “2” is grazed on an informal annual licence basis by the neighbouring farmer due to its inaccessibility from the Little Tosson side of the River Coquet.

Agricultural Land Classification map North East Region (ALC001) shows the land being classified as Grade 3, Grade 4 and Grade 5. Formal land classifications aside, it is clear on inspection that both the arable and grassland is in good heart having been farmed well.





Map Ref.	OS Sheet / Parcel Ref.	Land Use	Hectares	Acres
1	NU0002 8511	Permanent grassland	0.86	2.13
2	NU0101 1988	Permanent grassland	7.09	17.52
3	NU0001 8870	Permanent grassland	17.88	44.18
4	NU0101 2979	Woodland	0.70	1.74
5	NU0101 1167	Woodland	2.27	5.61
6	NU0001 7743	Woodland	0.37	0.91
7	NU0001 4113	Woodland & Ponds	10.68	26.40
8	NU0000 4381	Arable	6.28	15.52
9	NU0001 7305	Arable	13.12	32.41
10	NU0001 9133	Arable	14.12	34.88
11	NU0101 1546	Arable	10.86	26.83
12	NU0101 4537	Arable	8.13	20.08
13	NU0001 7305	"The White Cottage"	0.07	0.18
14	NU0001 9303	Woodland	0.56	1.38
15	NU0101 0616	Permanent grassland	0.67	1.65
16	NU0101 0210	Farm steading & cottages	1.40	3.46
17	NU0000 5965	Arable	6.38	15.75
18	NU0000 7573	Tracks & woodland	0.07	0.18
19	NU0000 7576	Woodland	0.09	0.23
20	NU0000 9087	Permanent grassland	2.92	7.23
21	NU0100 0799	Permanent grassland	0.66	1.64
22	NU0101 1710	Temporary grass	2.91	7.19
23	NU0101 4117	Arable	9.76	24.12
24	NU0000 6235	Arable	10.29	25.42
25	NU0000 2711	Woodland	1.79	4.43
26	NU0000 4203	Arable	12.58	31.08
27	NU0000 8007	Arable	13.49	33.34
28	NZ0099 3083	Woodland	0.15	0.38
29	NZ0099 5889	Woodland	0.14	0.34
30	NZ0099 5568	Arable	9.85	24.34
31	NZ0099 9591	Permanent grassland	9.53	23.55
32	NZ0099 8045	Permanent grassland	25.44	62.85
33	NZ0199 1561	Permanent grassland	8.89	21.97
Total			210.00	518.93









**GENERAL REMARKS**

**Stewardship**

Little Tosson Farm benefits from a Countryside Stewardship (CS) agreement which runs to 31st December 2025. The CS agreement principally concentrates on the farm's grassland - a copy of the agreement is available from the selling agent on request.

Please note; the most northerly and lower lying (approx. 90m above sea level) section of Little Tosson was historically a site of gravel and sand extraction and falls within the designation of the “River Coquet and Coquet Valley Woodlands Site of Special Scientific Interest (SSSI).

**Timber and Sporting Rights (including Fishing Rights)**

All standing and fallen timber will be included within the sale and the sporting rights are in hand. Please note the "Tyneside Angler's Syndicate" hold a lease for the fishing rights on Little Tosson Lake and a small section of the River Coquet until 2025 - fishing for salmon, sea trout & brown trout in the river; brown trout and rainbow trout in the lake.

**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.

Note: There is one public right of way on the property - a bridleway - it travels west to east and follows the northside perimeter of parcel no. 7 running on through parcel no. 3 following a track and out through a narrow passage between parcels 4 & 5.

**Method of Sale**

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

**Services**

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

**Statutory Designations**

Please note; the riverbank field parcels alongside the River Coquet are designated as Sites of Special Scientific Interest (SSSI).

**Tenure**

- Cottages - No. 1, No. 2 & No. 3 are currently let on Assured Shorthold Tenancies (ASTs). No. 4 Cottage is vacant.
- The Tyneside Angler's Syndicate fishing lease on Little Tosson Lake & River Coquet (terminating 31st October 2025)

**Viewings**

Strictly by prior appointment with the selling agents;

Richard Brown & Partners  
The Office  
South Bellshill  
Belford  
NE70 7HP

Tel: 01668 213 546

**Anti Money Laundering Regulations (AML)**

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

**Health & Safety**

Please be aware of the potential hazards of a working farm (especially livestock) and be as vigilant and careful as possible when making an inspection of the property.

**What3Words**

"realm.proper.dared"









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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 in June 2023 using photographs taken in June 2023. These particulars are set out as a general outline only for the guidance of 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.