

# West Kirknewton Farm

Wooler, Northumberland



RICHARD BROWN  
& PARTNERS









# West Kirknewton Farm

Wooler, Northumberland, NE71 6XF

Wooler - 5.5 miles, Kelso - 14 miles, Edinburgh - 55 miles

**A rare opportunity to purchase a delightfully located livestock farm in the Northumberland National Park.**

**Significant lifestyle, environmental, and sporting appeal.**

**In all extending to 221.9 hectares (548.31 acres) or thereabouts.**

## **FOR SALE AS A WHOLE OR IN 2 LOTS**

Lot 1; Farmhouse, gardens, and grass paddock extending to 0.48 hectares (1.18 acres).

Lot 2; Farm buildings and land extending to 221.42 hectares (547.13 acres) of upland grazing, lowland pastures, riverbanks, and woodland.

**RICHARD BROWN  
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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## GENERAL INFORMATION

Situated in a stunning and highly sought after location in the foothills of the Cheviot Hills, the sale of West Kirknewton Farm is a rare opportunity to purchase a desirable livestock holding in the Northumberland National Park. The farm offers a combination of residential, farming, environmental, and sporting appeal in one superb property.

### Situation

West Kirknewton enjoys a rural yet convenient location only 3 miles off the A697 providing easy access north and south. The small market town of Wooler provides all the necessary local facilities approximately 6 miles south of the farm, with more comprehensive services available in nearby Berwick upon Tweed, or Kelso just over the Scottish Border.

### Description

The 5 bedroom farmhouse (Lot 1) is situated in the peaceful hamlet of Kirknewton, separated by a short walk from the farm buildings. Surrounded by mature gardens, grounds and a small pony paddock, in all extending to 0.48 ha (1.18 acres).

The farm (Lot 2) benefits from a useful range of general purpose and livestock buildings. With 221.42 ha (547.13 acres) of land varying significantly in terrain, from low lying hay meadows to steep upland grazing and permanent pastures, grazed woodland, and riverbanks along the College Burn and River Glen.

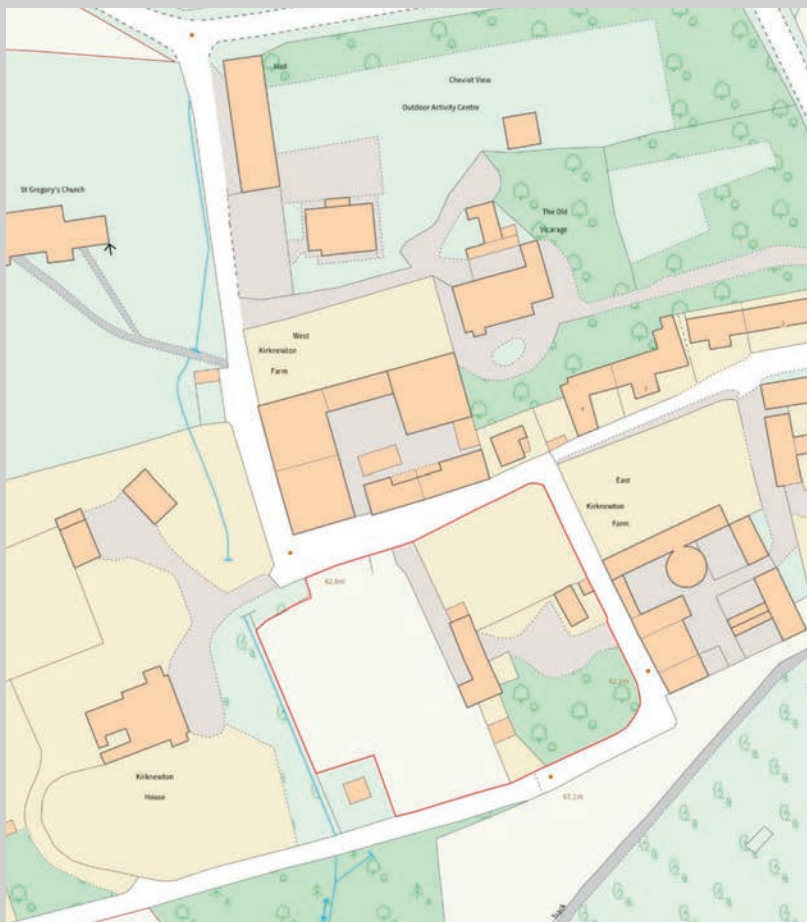
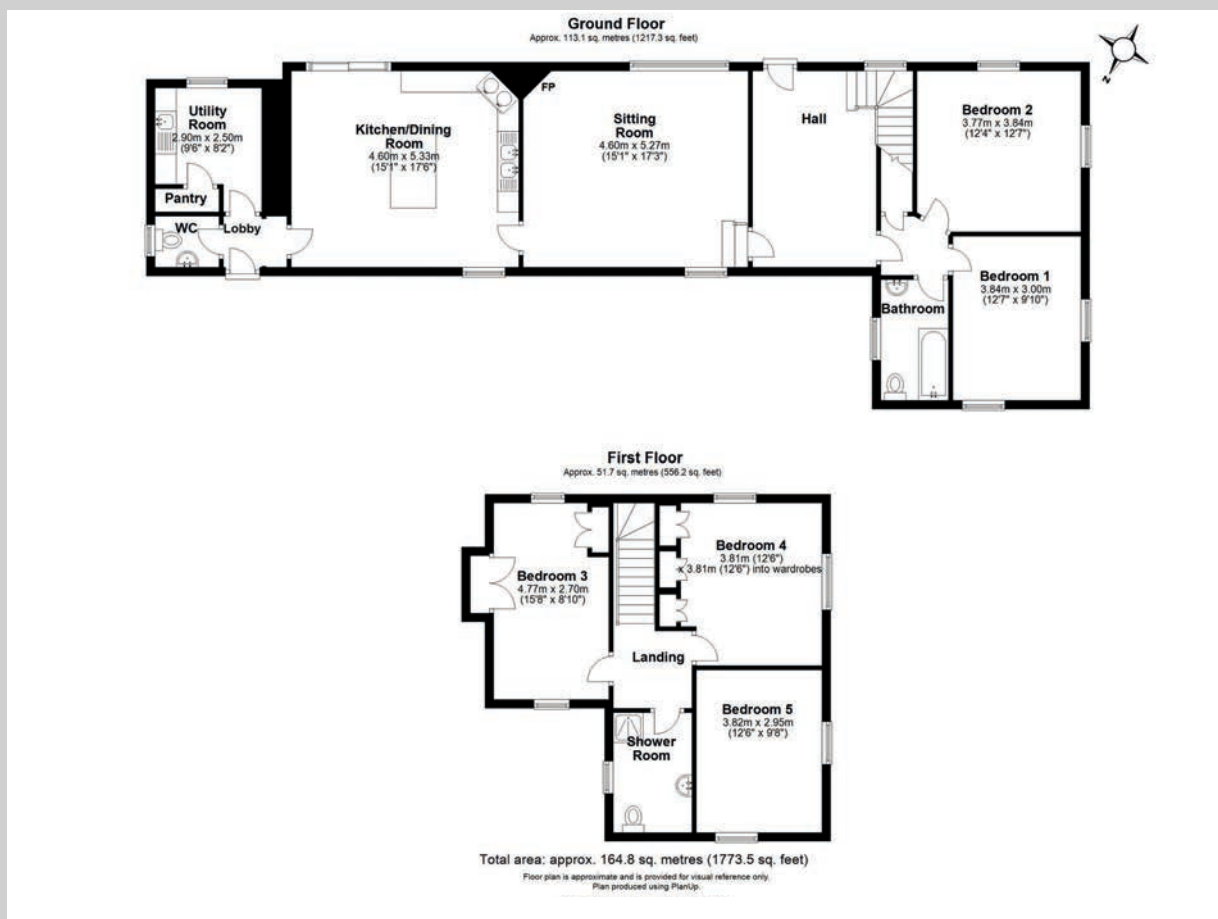


## Lot 1 - West Kirknewton Farmhouse

A wonderfully secluded and pretty farmhouse. The stone built former Mill sits within its own 1.18 acre plot benefiting from mature walled gardens, garages and driveway to the front, with a pony paddock to the rear. A small outbuilding provides useful additional storage.

With five bedrooms and ample family living space, this property is worthy of an early viewing as it will "tick many boxes" for those looking for a rural home in North Northumberland. Please see the virtual tour on our website.

The farmhouse is currently occupied by the Vendors and vacant possession will be offered upon completion. EPC: Band E. Council Tax: Band E.









## West Kirknewton Farm Buildings (Lot 2)

The farm is served by a useful range of farm buildings comprising a steel portal frame **General Purpose Building** (420m<sup>2</sup>), part steel/part timber frame **Hay Shed** (335m<sup>2</sup>), mono-pitch **Machinery Shed** (170m<sup>2</sup>), and a pair of mono-pitch **Cattle Courts** (totalling 600m<sup>2</sup>).





	Map Ref.	OS Sheet / Parcel Ref.	Land Use	Land Classification	Hectares	Acres
LOT 1		Farmhouse			0.48	1.18
LOT 2	1	NT9130 1154	Riverbank	Non-SDA	1.48	3.66
"	2	NT9130 0349	Meadow	Non-SDA	2.38	5.88
"	3	NT9130 2350	Meadow	Non-SDA	2.14	5.29
"	4	NT9130 3451	Woodland	Non-SDA	0.47	1.16
"	5	NT9130 4359	Meadow	Non-SDA	5.27	13.02
"	6	NT9130 5660	Woodland	Non-SDA	0.33	0.83
"	7	NT9130 2944	Permanent pasture including track	Non-SDA	0.49	1.22
"	8	NT9130 3241	Meadow	Non-SDA	1.05	2.60
"	9	NT9030 5819	Meadow	SDA	0.63	1.56
"	10	NT9029 6098	Permanent pasture including College Burn	SDA	11.93	29.48
"	11	NT9030 7424	Meadow	Non-SDA	1.03	2.53
"	12	NT9030 8721	Meadow	Non-SDA	5.70	14.08
"	13	NT9130 1130	Meadow	Non-SDA	5.08	12.56
"	14	NT9130 2132	Meadow	Non-SDA	1.48	3.65
"	15	NT9030 6708	Permanent pasture	SDA	0.40	0.98
"	16	NT9030 7408	Meadow	SDA	2.45	6.05
"	17	NT9029 6098	Woodland	SDA	3.89	9.62
"	18	NT9029 7594	Meadow	SDA	2.49	6.16
"	19	NT9029 9898	Meadow	SDA	2.19	5.41
"	20	NT9130 1511	Meadow	SDA	4.75	11.75
"	21	NT9130 2615	Track	SDA	0.11	0.28
"	22	NT9130 2715	Woodland	Non-SDA	0.26	0.65
"	23	NT9029 8286	Meadow	SDA	1.08	2.67
"	24	NT9129 0895	Permanent pasture including track	SDA	0.54	1.33
"	25	NT9029 0870	Meadow	SDA	7.34	18.13
"	26	NT9029 3386	Meadow	SDA	9.25	22.85
"	27	NT9030 5204	Woodland	SDA	0.36	0.90
"	28	NT9029 4366	Woodland	SDA	1.16	2.88
"	29	NT9029 5172	Permanent pasture	SDA	5.96	14.73
"	30	NT9029 2645	Permanent pasture	SDA	9.86	24.37
"	31	NT9029 7675	Upland grazing	Moorland	2.23	5.52
"	32	NT9129 1395	Water catchment/spring	SDA	0.22	0.53
"	33	NT9129 2293	Upland grazing	SDA	6.07	15.00
"	34	NT9029 7062	Permanent pasture	SDA	1.63	4.02
"	35	NT9029 7944	Woodland	SDA	2.06	5.08
"	36	NT9029 9945	Upland grazing	Moorland	33.83	83.60
"	37	NT9029 9650	Upland grazing	Moorland	1.11	2.74
"	38	NT9129 3160	Upland grazing	Moorland	11.44	28.28
"	39	NT9029 3419	Permanent pasture	SDA	7.94	19.61
"	40	NT9028 2694	Upland grazing	Moorland	14.74	36.42
"	41	NT9028 6095	Woodland	SDA	7.33	18.11
"	42	NT9029 6523	Woodland	Moorland	1.88	4.65
"	43	NT9028 8389	Permanent pasture	SDA	8.83	21.83
"	44	NT9128 1387	Permanent pasture	SDA	9.40	23.22
"	45	NT9129 2511	Woodland	SDA	0.65	1.60
"	46	NT9129 3922	Upland grazing	SDA	13.20	32.62
"	47	NT9129 4442	Woodland	SDA	0.42	1.04
"	48	NT9028 3265	Woodland	Moorland	6.26	15.48
"		Steading			0.60	1.48
Total					221.90	548.31

## West Kirknewton Farmland (Lot 2)

The land at West Kirknewton varies considerably in terms of type, quality and height above sea level. Comprising approximately 135 acres of meadows, 141 acres of permanent pastures and just over 200 acres of upland grazing. The remainder of the farm being made up of woodland and riverbanks.

Rising from just under 60m above sea level at the farm buildings and hay meadows the farm rises to a height of 214m at the renowned Iron Age Hill Fort on the West Hill (see parcel 37). The farm has a rich archaeological pedigree with the Hill Fort being one of three scheduled monuments on the holding.

The farm currently supports a flock of 500 in-bye ewes and 75 spring calving suckler cows which are farmed alongside a practical and profitable stewardship scheme.

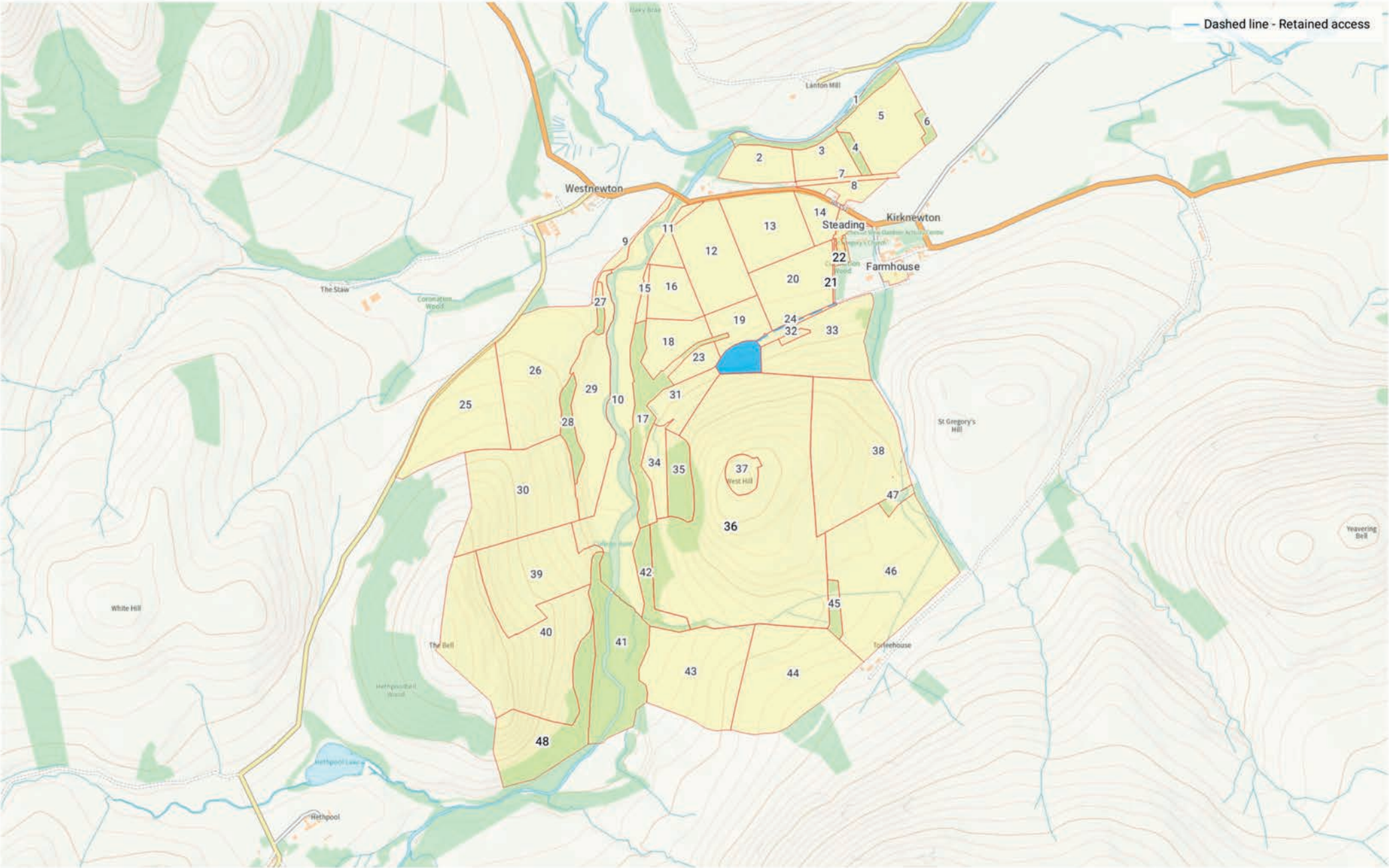
In addition to the farm's agricultural and environmental appeal is its sporting attraction with excellent undulating terrain for those wishing to establish a rough shoot or simply enjoy a quiet afternoon's fishing on the College Burn.

Agricultural Land Classification Map North East Region (ALC001) shows the land varying in classification from Grade 3 to Grade 5. Similarly, the land is classified by the Rural Land Registry as a mixture of Non-SDA, SDA, and SDA Moorland.

Formal land classifications aside, it is clear upon inspection the property has been well-managed and is in good order throughout.













## GENERAL REMARKS

### Basic Payment Scheme (BPS)

BPS is de-linked from the land from 2024 onwards and, accordingly, there will be no Entitlements to trade or transfer. The 2023 BPS payment and all subsequent delinked payments will be retained by the Vendor.

### Stewardship

There is a lucrative ELS/HLS stewardship scheme on the farm running until 29th February 2028 that will be transferred to the purchaser upon completion. Generating approximately £20,000/annum, the principal "options" on the land include UL18 (Upland Cattle Grazing), EL3 (Very Low Inputs) and EK5 (Mixed Stocking). A full copy of the farm's stewardship agreement is available upon request from the selling agent.

### 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.

### Statutory Designations

Please note; the College Burn and River Glen are both designated as Sites of Special Scientific Interest (SSSI). As previously listed; the Hill Fort on the West Hill is one of three Scheduled Monuments on West Kirknewton Farm.

### Plans, Areas and Schedules

These are based on the areas provided by the Rural Payments Agency 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.

### Third Party Access

The Vendor retains a vehicular right of way (marked on plan - see parcel 24) to provide access to the cottage and adjoining copse (shaded blue on plan) that is not included in the sale.

### Method of Sale

The land is initially being offered for sale by private treaty. Vacant possession upon completion.

## Services

The farmhouse and farm buildings are supplied by mains electricity and a private spring water supply. Please note; the water supply serving the farmhouse also supplies a number of other residential properties in Kirknewton.

The farmhouse has private drainage and the Vendor is unable to provide an undertaking that it will fully comply with the General Binding Regulations 2020.

## Development Clawback

A development clawback will be imposed on the sale of the farm steading and parcel 8 for 25 years for 25% of any uplift in value for any non-agricultural use.

## 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** Farmhouse (Lot 1) - "servicing.fortress.blankets"  
Farm Buildings (Lot 2) - "dolls.prefer.copes"





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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.