LOW TOWN FARM

Longframlington, NE65 8BA

RICHARD BROWN
& PARTNERS

Low Town Farm

Longframlington, Northumberland, NE65 8BA

Morpeth - 10 miles, Alnwick - 12 miles, Newcastle - 24 miles

A rare opportunity to purchase an impressive Grade II listed farmhouse with generous grounds, stables and grass paddock. In all set within 1.48 hectares (3.66 acres) or thereabouts

Large well built three bedroom (plus two attic rooms) stone under slate farmhouse

Stone built stable block with potential for development, subject to seeking necessary planning consent

1.2 hectares (2.96 acres) grass paddock adjoining the property

Additional land available by separate negotiation

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

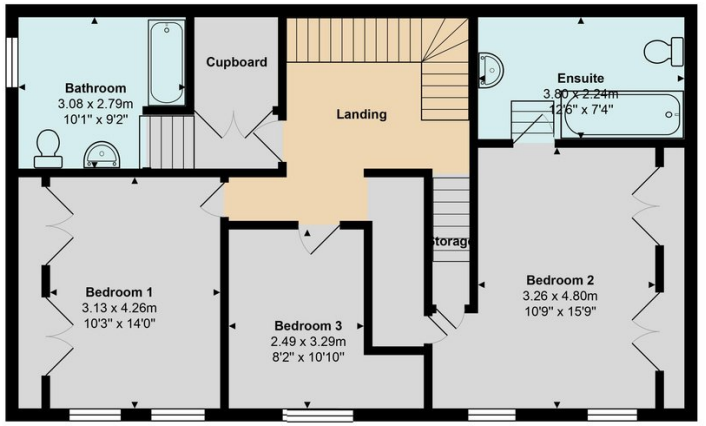
Situation

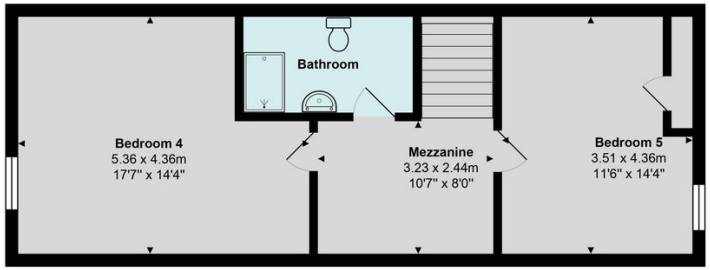
Low Town Farm is located to the southeast of the picturesque village of Longframlington within easy access to the A697. Enjoying a rural location, yet extremely convenient for comprehensive services within a short drive of Morpeth or indeed Newcastle upon Tyne. There are excellent rail links to London and Edinburgh from Morpeth train station as well as Newcastle airport which is in close proximity.

Low Town is within the catchment area of the highly sought secondary school, King Edwards in Morpeth.

Description

An attractive Grade II listed property with huge residential and/or equestrian appeal and potential to develop (subject to gaining necessary planning consent) if so desired. Comprising a farmhouse, stable/outbuildings and 1.20 hectares (2.96 acres) of grassland .





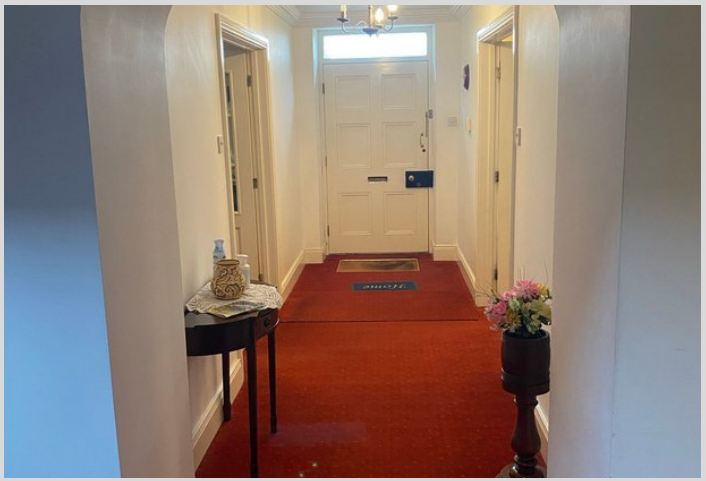
PARTICULARS OF SALE

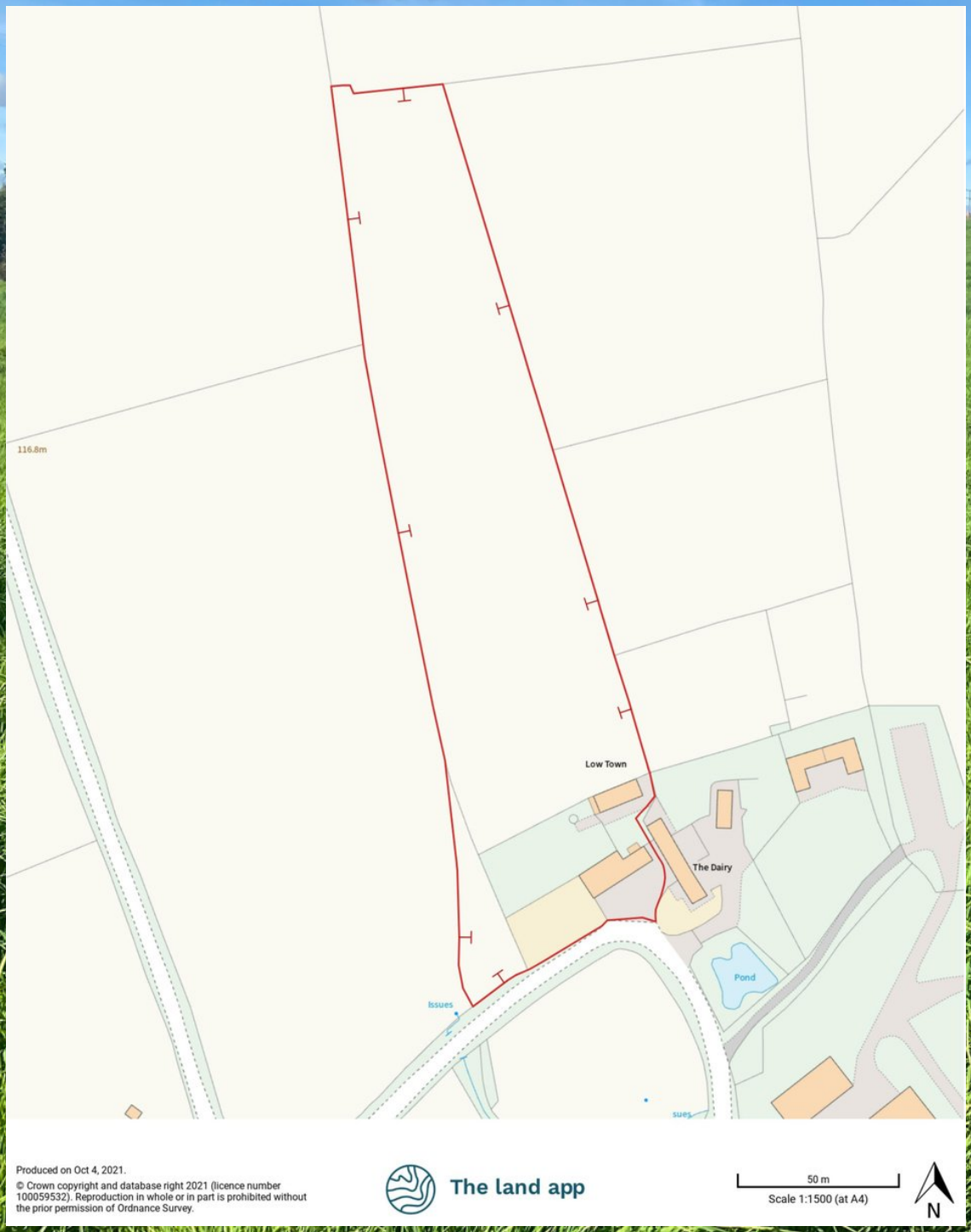
Low Town Farmhouse
An impressive farmhouse with gravel drive to the front providing parking for several vehicles, private enclosed lawned garden to the side and further lawned area to the rear adjoining the paddock and stable/outbuilding area.

The superbly well-built stone under slate property is a Grade II listed former Coach House dating back to 1750 with the initials WAE (William and Elizabeth Alder) over the front door.

The farmhouse is large with generously proportioned rooms including kitchen, dining room, living room, utility, shower room, WC/boot room and porch to the ground floor.

To the first floor a master bedroom with fitted cupboards and en-suite bathroom, two bedrooms and family bathroom. Stairs lead to the second floor with charming, exposed beams, two further attic rooms plus an additional bathroom.





Land

Adjoining and to the rear of the property the paddock measuring 1.2 hectares (2.96 acres) of permanent pasture is well fenced with troughed mains water. Ideal equestrian grazing.

Access to the field is via a narrow passage to the east of the farmhouse or perhaps more preferable, would be to create a new entrance to the rear of the property and paddock over the strip of land adjoining the western boundary of the garden, which has been included in the sale. Please note this strip of land is currently unfenced and any new boundary would be the responsibility of the purchaser to erect and maintain.

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.

Outbuildings/Stables

A traditional stone stable block, comprising four loose boxes with various smaller additional outhouses. Historically the vendors have successfully had planning permission granted for conversion into holiday cottage accommodation, this has now lapsed.

GENERAL REMARKS

Basic Payment Scheme (BPS) & Environmental Stewardship
Not included.

Plans, Areas and Schedules
These are based on measurements taken in September 2021 and on the areas provided by 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.

Services
The property benefits from LPG fired central heating, mains electricity, mains water and a private sewerage treatment plant.

Council Tax
Council Tax Band; D

Energy Performance Certificate
Current Energy Rating; G

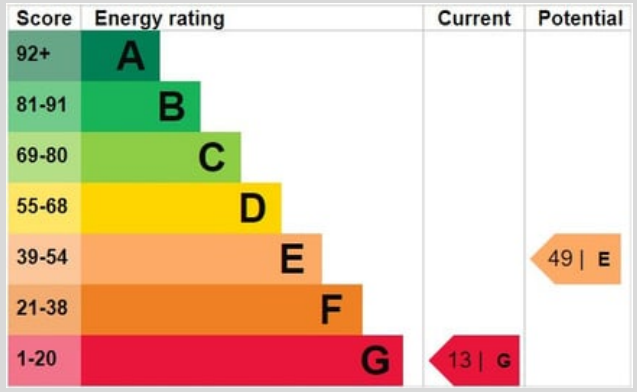
Method of Sale & Lotting
The land is initially being offered for sale by private treaty. The Vendor reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

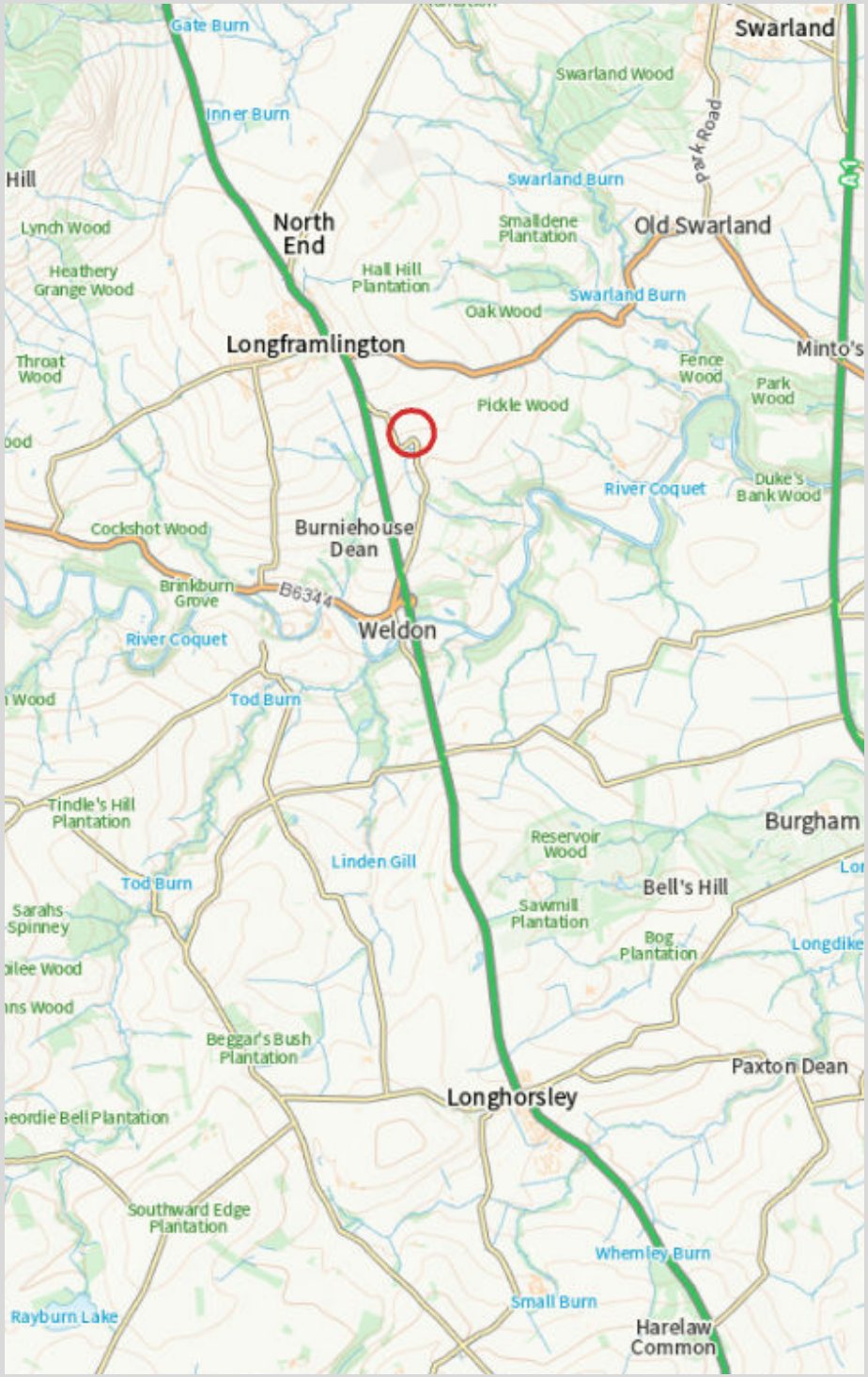
Additional Land by Separate Negotiation
The Vendor retains adjoining land which they may consider selling by separate negotiation if desired.

Tenure
The property 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 any potential hazards 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 and photographs used were taken in September 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.