

# Tile Sheds Farm

Morpeth, Northumberland



RICHARD **BROWN**  
& PARTNERS









# Tile Sheds Farm

Morpeth, Northumberland, NE61 3TT

Whalton - 3 miles, Morpeth - 9 miles, Newcastle upon Tyne - 17 miles

**A productive livestock and arable farm in a desirable mid Northumberland location. In all extending to 63.20 hectares (156.16 acres) or thereabouts.**

Modern stone built Farmhouse overlooking parkland pasture. Second traditional farmhouse with extensive modern steading.

Outlying traditional stone building with permission for residential conversion.

Approximately 77 acres of permanent grassland and 72 acres of ploughable grassland. Woodland and two flight ponds offering sporting and amenity appeal.

**FOR SALE AS A WHOLE OR IN UP TO 4 LOTS**

**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

Tile Sheds Farm is an excellent example of a productive Northumbrian mixed holding and is situated in a desirable area of mid Northumberland close to the popular villages of Whatton and Belsay. The farm has supported a substantial sheep and beef finishing enterprise for the vendors making the most of the productive grassland and extensive buildings the holding has to offer.

Tile Sheds was purchased by the Vendors with the family having historically rented the farm. Following purchase, the vendors embarked on a programme of improvement on the holding with the construction of an extensive range of buildings and in recent years the construction of an additional farmhouse to the south of the main farm steading. As a result the holding boasts enormous residential appeal in a most sought-after rural location.

Tile Sheds is located in a quiet rural location but is also readily accessible with the popular market town of Morpeth only 9 miles away and Newcastle upon Tyne only 17 miles away.

## Description

The holding lies either side of the minor Meldon to Belsay road with the main of the holding extending to approximately 70 acres including Tile Sheds Farmhouse and buildings to the North of the Road and Park View Farmhouse and approximately 60 acres to the South. The land lies at around 120 metres above sea level with good sized productive grassland fields. Historically the holding has supported an arable rotation with 72 acres capable of being ploughed.

The farm benefits from two principal dwellings. Tile Sheds Farmhouse is central to the main steading and Park View Farmhouse, a new build farmhouse is situated overlooking parkland pasture to the south of the holding.

In addition to the range of modern and traditional buildings, there is an outlying traditional open fronted stone barn to the west of the holding which benefits from planning permission to convert into a residential dwelling.





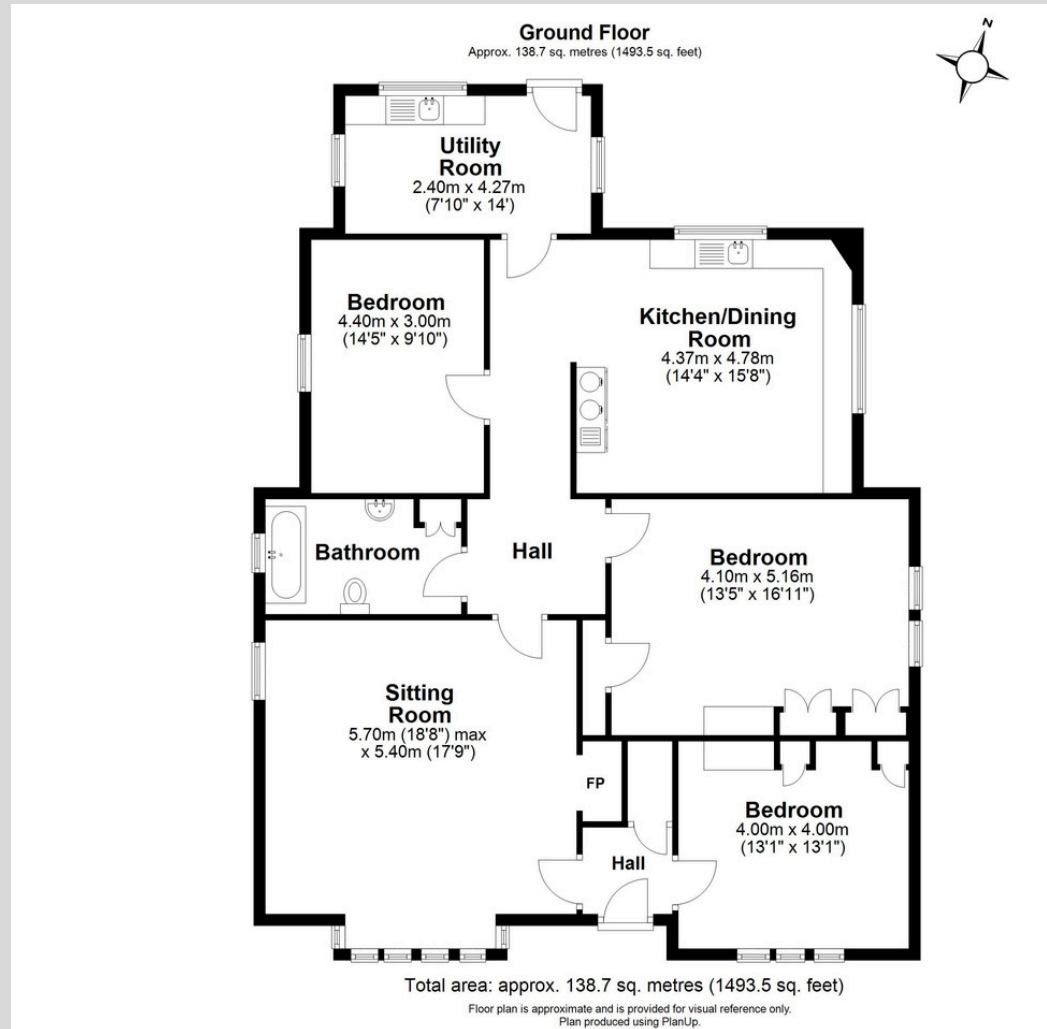


## Tile Sheds Farmhouse (Lot 1)

Originally the principal farmhouse for the holding, Tile Sheds Farmhouse has more recently been operated as a successful holiday let. The stone under tile built farmhouse is surrounded by a private and enclosed garden. The property extends to kitchen / dining room with AGA cooker with functional utility at the rear entrance; large reception room with woodburning stove; 3 bedrooms and a family bathroom. Oil fired heating and partial double glazing.

Adjacent the farmhouse is a traditional stone building that could offer potential for development for conversion to holiday let or residential use subject to planning.

EPC Rating: E. Council Tax Band: D.





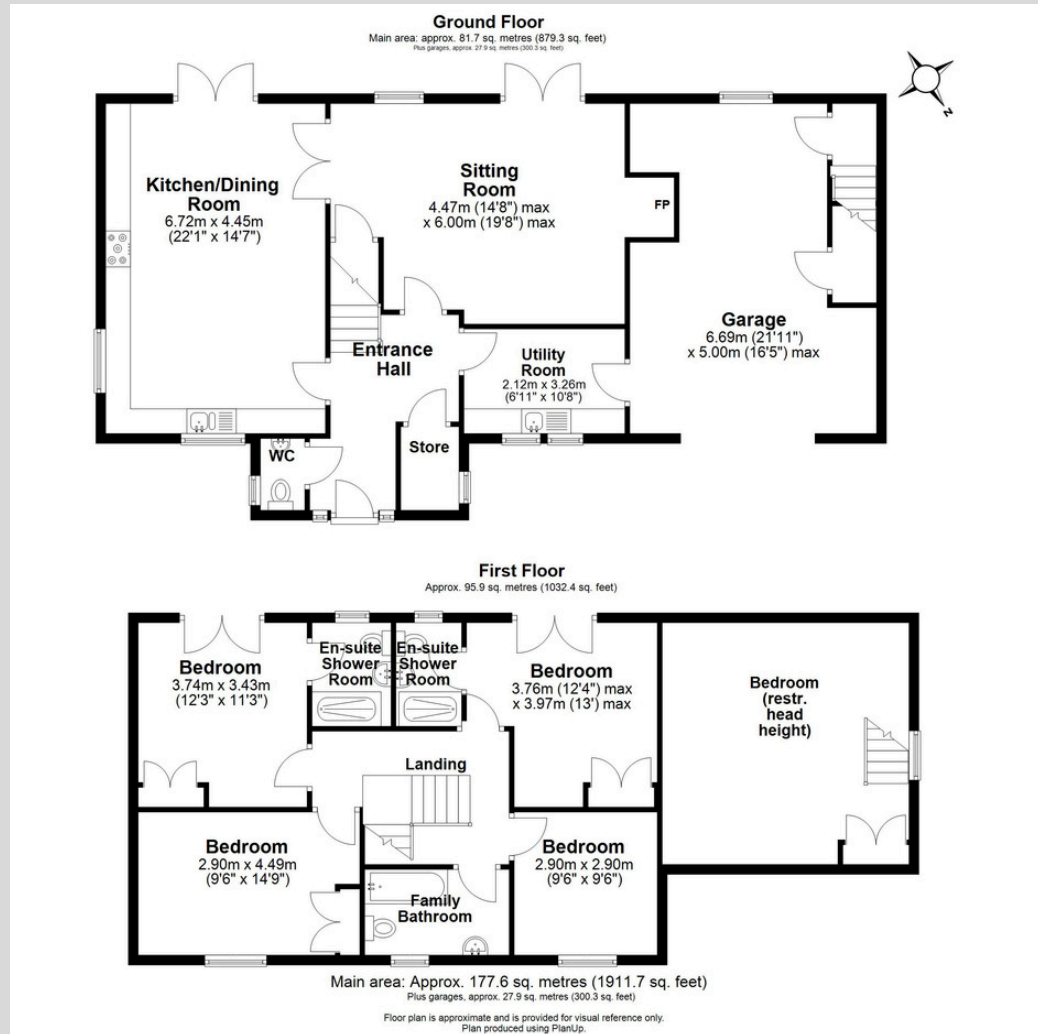
## Park View Farmhouse (Lot 2)

A modern stone built farmhouse constructed in 2010 and subject to an agricultural occupancy restriction. Park View is well situated overlooking parkland pasture, the property benefits from a private access separate to the main farm steading.

Extending to 5 bedrooms, Park View enjoys well appointed kitchen/ dining and reception rooms with double doors leading to the formal garden. The property is finished to a high standard. Oil fired underfloor heating and additional solar panel hot water system.

Externally there is a useful range of general purpose storage buildings.

EPC Rating: C. Council Tax Band: E.







### **Tile Sheds Barn Conversion (Lot 3)**

Lying to the western boundary of the holding, Tile Sheds Barn is a former traditional livestock Hemmel occupying an elevated position with excellent far reaching views North towards the Cheviot Hills. The property has recently been granted planning permission for full residential conversion into a one bedroom dwelling. The planning reference is: 23/00992/FUL.

Although there are no services on site, there is an existing stone track and mains water is present on the southern boundary of the 14 acre grazing field identified as part of Lot 3. The property represents an ideal opportunity for a purchaser to create a stand alone dwelling or a holiday let to compliment the holding.



## Land

The land at Tile Sheds Farm is productive grassland much of which is ploughable and has previously supported an arable rotation. In all the farm extends to 63.20 hectares (156 acres) or thereabouts, currently consisting of approximately 31.24 hectares (77.20 acres) of permanent pasture, 29.18 hectares (72.10 acres) of ploughable permanent pasture, with the remainder being woodland, tracks and farm steading.

The land is split into four principal lots identified on the enclosed sales plan. Lot 1 comprises productive grassland surrounding the main farmstead and Tile Sheds Farmhouse. Lot 2 extends to parkland pasture and a ploughable grazing field lying to the south and east of Park View Farmhouse. The remaining land is split between permanent pasture land (Lot 3) and a mowing/ grazing field extending to 25 acres (Lot 4).

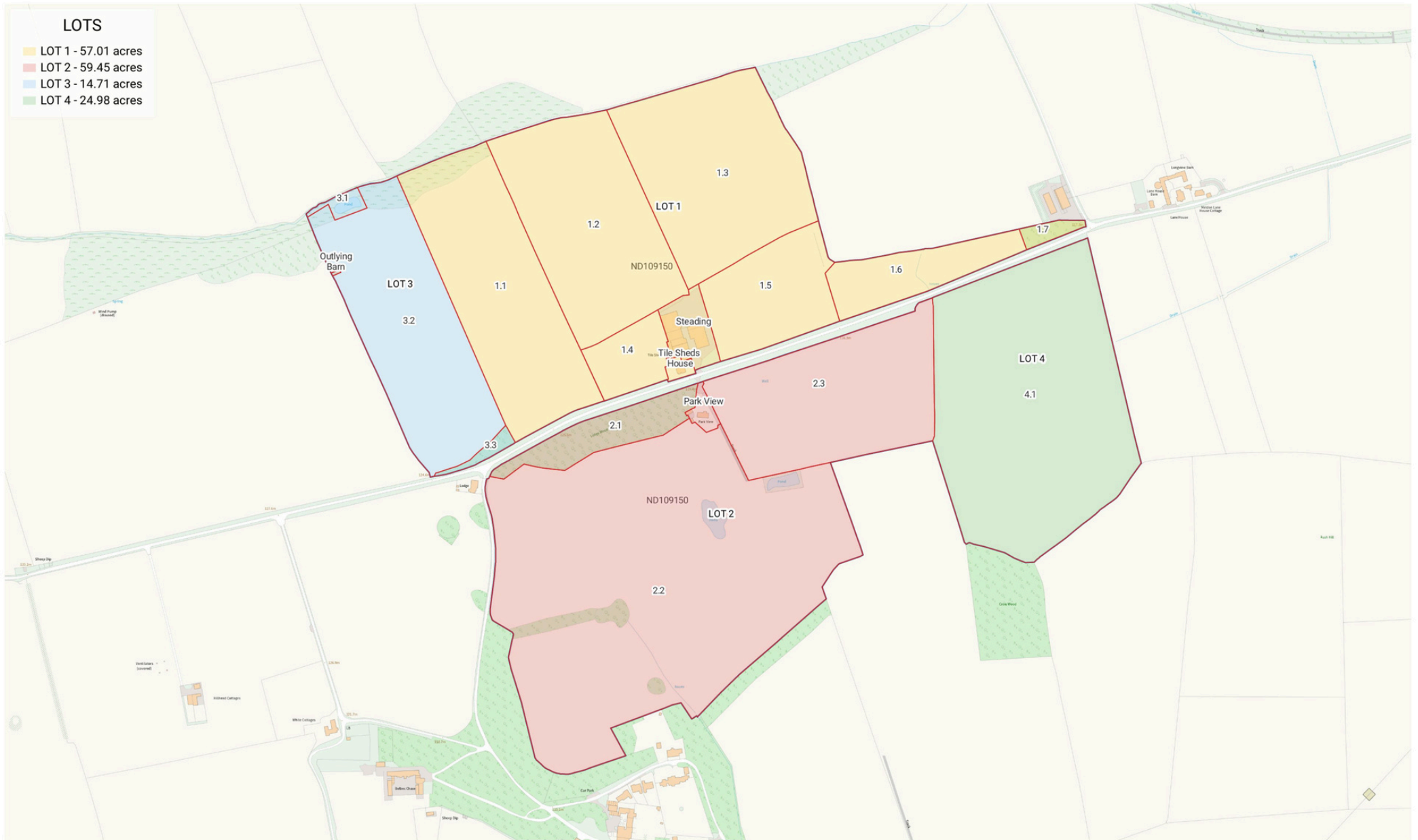
The land lies both south facing and to the north gently sloping to a tributary stream of the River Wansbeck. The fields are good sized, regularly shaped parcels, well suited for modern farming operations. The steading sits conveniently in the heart of the farm at 120m above sea level. Boundaries are well maintained and stock proof being a mixture of hedgerows and post and sheep net fencing. There are several woodland parcels and two flight ponds situated on the property which add to the amenity and sporting attributes of the property.

The farm is classified by the Rural Payments Agency as Non Severely Disadvantaged. Agricultural Land Classification map Northeast Region (ALC001) shows the land being predominantly classified as Grade 3. Formal land classifications aside, it is clear on inspection that both the grassland and farm in general is in good heart having been farmed to a high standard by the vendor.





# Tile Sheds Farm, Morpeth





| Ref.                 | Sheet / Parcel Id | Description   | Area (ha)    | Area (ac)     |
|----------------------|-------------------|---------------|--------------|---------------|
| <b>LOT 1</b>         |                   |               |              |               |
| Tile Sheds Farmhouse | NZ1082 3879       | Dwelling      | 0.11         | 0.27          |
| Steading             | NZ1082 3677       | Buildings     | 0.64         | 1.58          |
| 1.1                  | NZ1082 1482       | PG            | 5.73         | 14.17         |
| 1.2                  | NZ1082 2394       | PG/Ploughable | 5.54         | 13.69         |
| 1.6                  | NZ1083 4201       | PG/Ploughable | 5.71         | 14.12         |
| 1.4                  | NZ1082 2975       | PG            | 1.00         | 2.47          |
| 1.5                  | NZ1082 4783       | PG/Ploughable | 2.48         | 6.13          |
| 1.6                  | NZ1082 7187       | PG            | 1.65         | 4.07          |
| 1.7                  |                   | Woodland      | 0.21         | 0.52          |
| <b>LOT 2</b>         |                   |               |              |               |
| Park View            |                   | Dwelling      | 0.17         | 0.42          |
| 2.1                  |                   | Woodland      | 1.30         | 3.22          |
| 2.2                  | NZ1082 3243       | PG            | 17.26        | 42.64         |
| 2.3                  | NZ1082 5770       | PG/Ploughable | 5.33         | 13.18         |
| <b>LOT 3</b>         |                   |               |              |               |
| Tile Sheds Barn      | NZ1082 1482       | PG/Buildings  | 0.004        | 0.01          |
| 3.1                  | NZ0982 8696       | Pond          | 0.17         | 0.43          |
| 3.2                  | NZ1082 1482       | PG            | 5.61         | 13.86         |
| 3.3                  | NZ1082 1482       | Woodland      | 0.17         | 0.41          |
| <b>LOT 4</b>         |                   |               |              |               |
| 4.1                  | NZ1082 8567       | PG/Ploughable | 10.11        | 24.98         |
| <b>TOTAL</b>         |                   |               | <b>63.20</b> | <b>156.16</b> |











### **Farm Buildings (Lot 1)**

The farm is serviced by an extensive range of modern and traditional farm buildings. Adjacent to Tile Sheds Farmhouse there is a useful traditional stone under slate building that could lend itself to potential conversion subject to obtaining the necessary planning consents.

The modern farm steading that lies to the north of the main road currently supports the sheep and beef finishing enterprises, it would lend itself to a wide range of other farming and alternative uses. The buildings extend to workshop, 50t corn bin, five principal livestock buildings with lean to structures, hay shed and newly constructed open fronted general purpose building and muck store. The covered area extends to approximately 2,800 square meters (33,150 square feet).



## GENERAL REMARKS

### Environmental Schemes

Tile Sheds Farm is not currently entered into a Countryside Stewardship agreement but the holding is ideally placed to do so. The vendor has entered the land into the current Sustainable Farming Incentive (SFI) Scheme options and also has an agreement for a programme of fencing and hedgerow planting in place. Further details of scheme options are available from the agents on request.

### Planning

Lot 2, Park View Farmhouse is subject to an agricultural occupancy restriction (ref: CM/20090467). Lot 3 Tile Sheds Barn Conversion benefits from planning permission for residential conversion (ref: 23/00992/FUL). Full details of the planning permissions are available online at [northumberland.gov.uk](http://northumberland.gov.uk) or from the agents upon request

### 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.

### 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 are no public rights of way on the property.

### Method of Sale

The land is initially being offered for sale as a whole or in up to 4 lots and by private treaty. The selling agent reserves the right to conclude the sale by any means.

### Services

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

### General Binding Regulations (GBR) 2020

It is understood the outflow from the farmhouses septic tanks discharge to soakaways. 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.

### Viewings

Strictly by prior appointment with the sole selling agents;

Richard Brown & Partners  
The Office  
South Bellshill  
Belford  
NE70 7HP  
Tel: 01668 213 546

### Anti Money Laundering Regulations (AML)

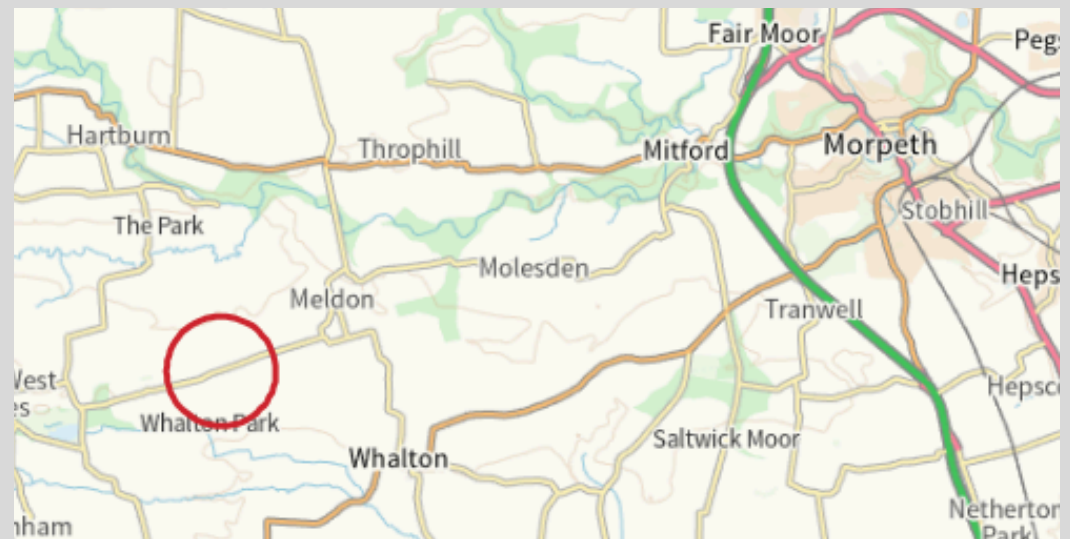
Please note that under the 2017 AML regulations the selling agents are legally required to carry out money laundering checks against purchasers.

### 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

///bookings.diner.winded











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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 July 2024 using photographs taken in June 2024. 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.