



BALDESBURY HILL FARM
Berwick-upon-Tweed TD15 1UY







Baldersbury Hill Farm Berwick-upon-Tweed TD15 1UY

Berwick-upon-Tweed 3 miles Edinburgh 58 miles Kelso 24 miles Alnwick 39 miles

An excellent lifestyle or smallholding opportunity with development and equestrian potential.

- 4 Bedroom Farmhouse
- Traditional Steading with Development Potential
- 17.64 acres Permanent Grass
- Semi-Modern Range of Buildings
- 21.82 acres in Total or Thereabouts
- For Sale as a Whole

Edwin
Thompson



Selling Agents:

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General Description

Baldersbury Hill Farm offers an exceptional opportunity for those seeking a rural lifestyle. Quietly situated in rural surroundings, yet only 3 miles from Berwick-upon-Tweed, Baldersbury Hill Farm is a chance to purchase a much sought-after lifestyle opportunity, with magnificent southerly views over the Northumbrian countryside to the Cheviot Hills rounding off this special property.

Baldersbury Hill Farm is ideally located for travel. With the A1 just 1.5 miles from the doorstep and a mainline train station in Berwick-upon-Tweed, Edinburgh, Newcastle and London are all within easy reach. International airports are just over an hour away. More locally, Berwick-upon-Tweed offers an excellent range of amenities within an active community including arts, music, leisure, and newly built sports facilities. The Maltings Arts Centre & Theatre offers a hub for local activity while the Elizabethan Walls and Barracks add to the rich history the town has experienced moving between centuries of English and Scottish rule.

Private education is available just outside the town or near Edinburgh. Livestock markets are located at Wooler (20 miles) and St Boswells (33 miles) while agricultural dealerships and equestrian services are readily available in the area. Located equidistant between Edinburgh and Newcastle, a broader range of city services are just over an hour away.

Delve further into the Scottish Borders and North Northumberland to find a wealth of historical and landmark locations, including crumbling castles and country houses alongside charming local market towns, meandering rivers, sandy beaches and beautiful rolling hills. Long country walks and regional agricultural shows are the hallmark of this unspoilt region. Sporting opportunities are abundant with a number of excellent local shoots, fishing on the Till and Tweed and Hendersyde Park Horse Trails near Kelso.

The Farmhouse

Baldersbury Hill Farmhouse lies to the west of the steading. It is in need of improvement but provides the perfect opportunity to create a stunning family home.



The well-proportioned living accommodation comprises:
Ground Floor: Full length rear entrance porch with shower room off; kitchen; two reception rooms; bathroom; storage room/pantry; front entrance porch.

First floor: Master bedroom with dressing room off; three good sized bedrooms.

All rooms benefit from double glazing and oil fired central heating. Open fireplaces can be found in the two reception rooms as well as the two front facing bedrooms.

A garden lies to the south taking advantage of the views south across the Tweed Valley and west towards the Borderlands of Scotland. A separate brick built store is found off the north elevation.

The Steading

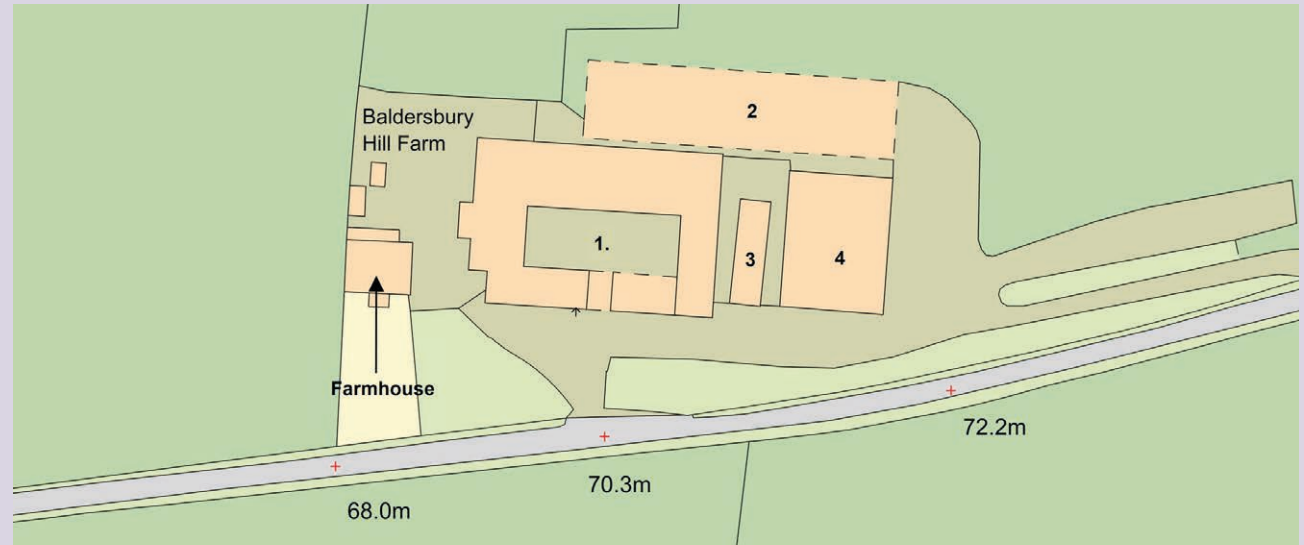
Built in 1896, the original stabling buildings (1) are of traditional stone under slate construction forming the focal point of the property. A full height arched entrance with dovecot above leads from the entrance drive directly to a variety of byres and hemmels around the central courtyard. A large former two storeyed granary forms the east elevation of the range. Main water is supplied to most buildings.

Much of the stabling is still in its original form with some modern improvements. These present considerable opportunity, subject to appropriate planning consents, to convert into residential units, holiday accommodation or leisure uses.

To the east of the traditional stabling lies three larger, semi-modern buildings comprising:

2. Nine bay steel portal frame general purpose building with asbestos roof and partial asbestos cladding to three sides. Earth floor. 55.5m x 13.6m
3. Covered feeding area with single pitch corrugated tin roof, steel and timber frame, concrete floor and sliding metal doors. 18.7m x 5.3m
4. Large, modern general purpose shed built in 1990 with steel portal frame, box profile roof, timber cladding above brick walls and concrete floor. 24.8m x 18.2m

The stackyard areas to the east of the stabling has excellent scope to extend the grazing, create a manege or yard area or use, subject to gaining the correct permissions, for leisure purposes.



The Land

17.64 acres of permanent pasture lies in three separate enclosures directly surrounding the Farmhouse and steading. The fields are easily accessible, well shaped and suitable for hay and silage production as well as grazing. Mains trough water is supplied to all enclosures.

Directions

From the A1 take the turning signposted to Low Cocklaw after approx. 2 miles turn right into the farm.

Tenure

Freehold.

Farmhouse EPC & Council Tax

Council Tax: E

EPC: Band F

Services

Mains water and electricity with private drainage to a septic tank.

Boundary Walls & Fencing

The purchaser will be responsible for all boundary walls and fencing. The vendor will erect a new fence along the line A-B-C on the sale plan within 3 months of completion.

Mineral Rights

Included in the sale insofar as they are owned.

Planning

The traditional steading has a favourable pre-application response from Northumberland County Council for conversion to five residential units. A development clawback of 30% of the uplift in value for any new build properties will attach to the property for 30 years from the date of completion. The trigger for payment of the development clawback will be disposal with the benefit of planning permission for any new build properties.



Basic Payment & Stewardship

The basic payment entitlements are included in the sale. The land is not part of a stewardship scheme.

Grazing

The permanent grass fields are let on a grazing licence until 1st March 2022.

Rights, Easement & Outgoings

The property is sold subject to and with the benefit of all rights of way, public or private, and any existing or proposed wayleaves, easements, right, restrictions or burdens of whatever kind, whether referred to in these particulars of not. The purchaser will have held to have satisfied themselves on such matters.

Sporting

Sporting rights are included in the sale.

Statutory Designations

There are no statutory designations insofar as is known.

Information Pack

Further information will be available to genuine prospective purchasers upon signing a non-disclosure agreement.

VAT

The vendor has opted to tax the property for VAT and consequently VAT will be charged by the vendor on the purchase price attributable to the non-residential element of the property.

Plans

The plans incorporated in these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationary Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of the prospective purchaser(s) only. Their accuracy cannot be guaranteed.

Method of Sale

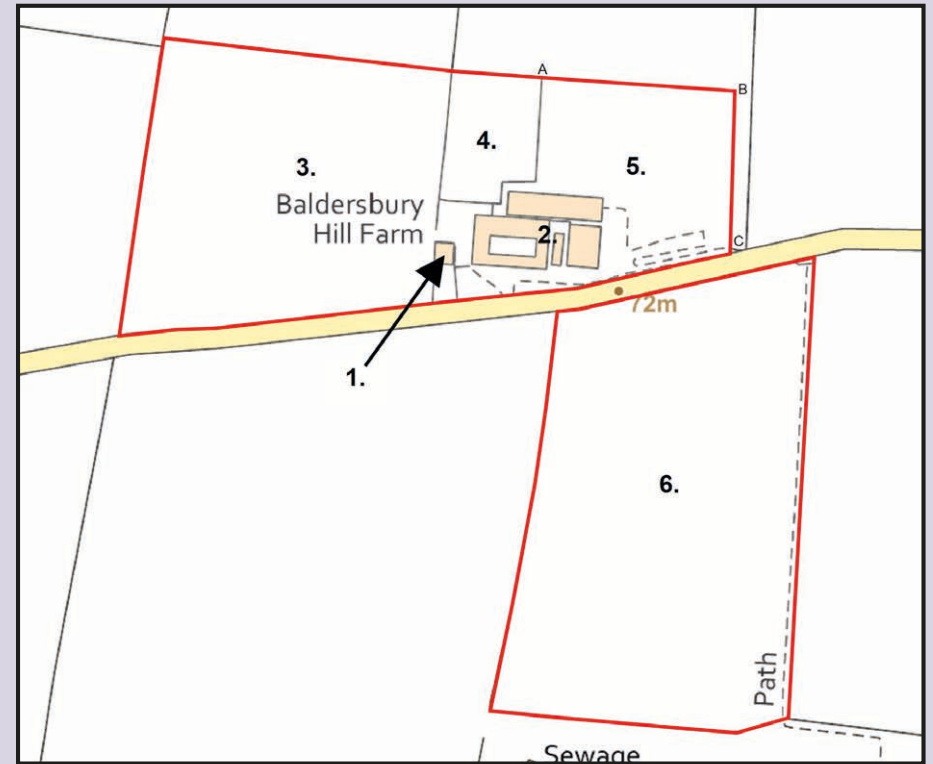
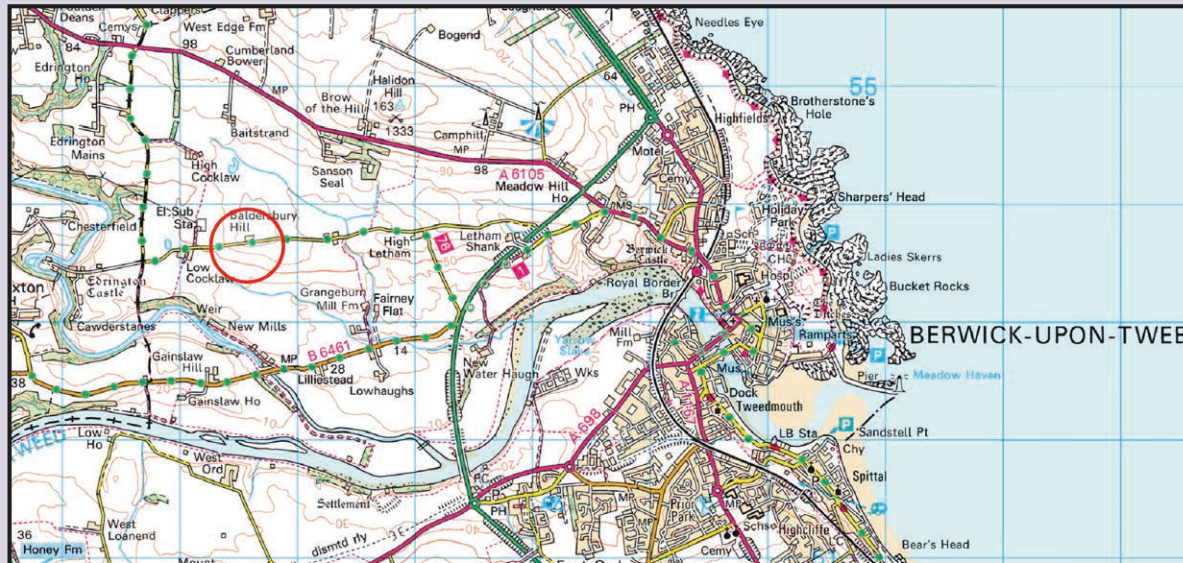
For sale by private treaty as a whole with entry to be arranged between the parties. A closing date for offers may be fixed and parties are advised to register their interest with the selling agents. The vendor is not bound to take the highest, or any, offer.

Guide to Interested Parties

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point you wish to clarify.

Viewings

Viewings must be accompanied and strictly arranged through the selling agents.



Schedule of Areas

Map No	Description	Gross Area	
		Acres	Hectares
1	House & Garden	0.15	0.06
2	Stabling	1.77	0.72
3	Permanent Grass	6.73	2.72
4	Permanent Grass	0.93	0.38
5	Stackyard	2.26	0.91
6	Permanent Grass	9.98	4.04
Total		21.82	8.83

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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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Regulated by RICS



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5. These particulars were prepared in September 2021.