

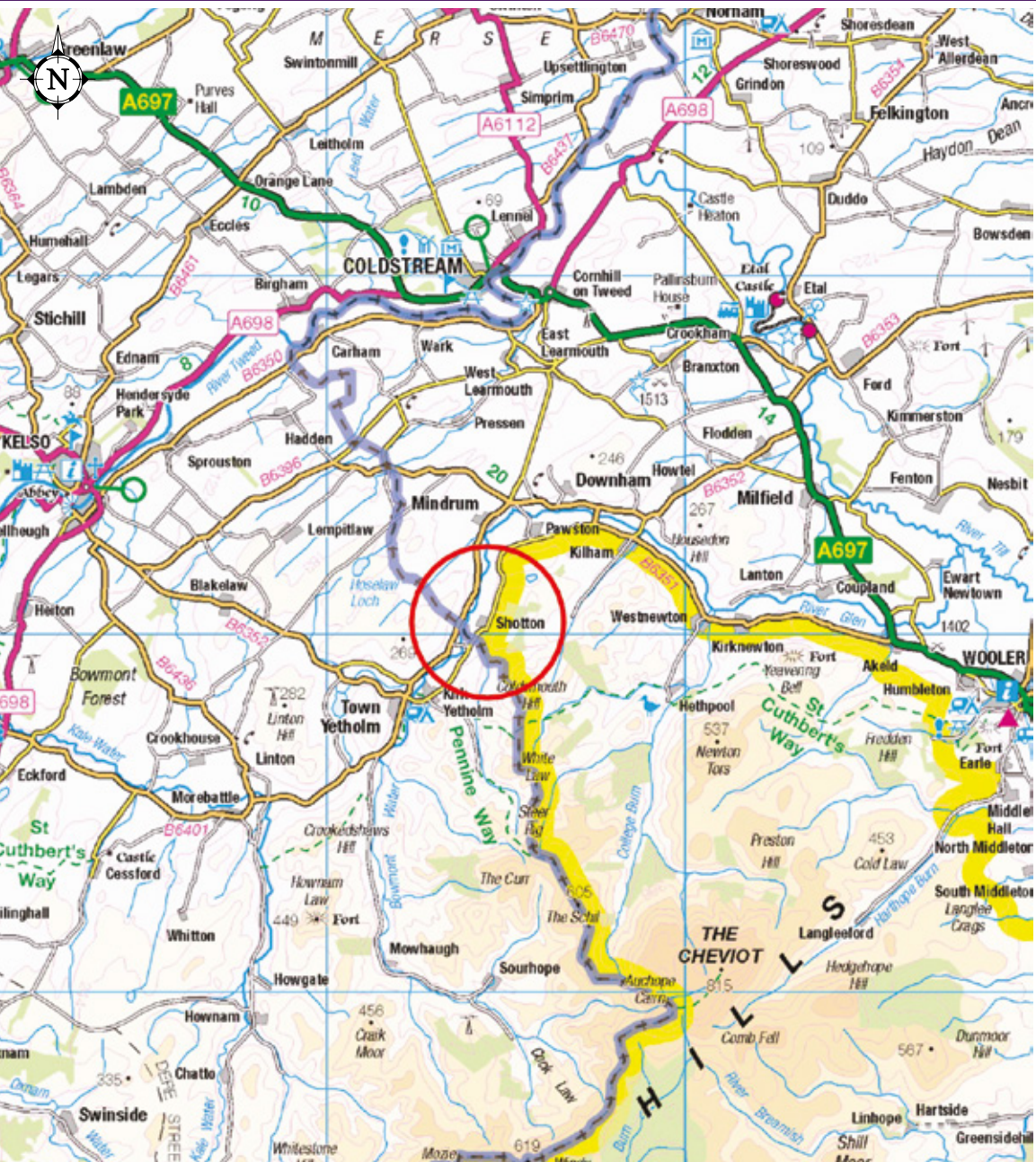
# AGRICULTURAL INVESTMENT OPPORTUNITY

Shotton Farm, Mindrum, Cornhill on Tweed, Northumberland, TD12 4QP

Edwin  
Thompson









# SHOTTON FARM

Mindrum, Cornhill on Tweed, Northumberland, TD12 4QP

Edinburgh 60 miles

Kelso 9 miles

Wooler 12 miles

Cornhill on Tweed 7 miles

Newcastle upon Tyne 59 miles

## AGRICULTURAL INVESTMENT OPPORTUNITY

**Fully equipped mixed farm beautifully located in the Bowmont Valley and let on a Farm Business Tenancy terminable as at 11 November 2044**

**836.28 acres (338.43 hectares)  
or thereabouts in total**

**For sale by Private Treaty as a whole and subject to Lease**

**Selling Agents**



44/48 Hide Hill, Berwick upon Tweed, Northumberland, TD15 1AB

T: 01289 304432

E: [jn.thompson@edwin-thompson.co.uk](mailto:jn.thompson@edwin-thompson.co.uk) / [n.parmenter@edwin-thompson.co.uk](mailto:n.parmenter@edwin-thompson.co.uk)

## SHOTTON HOUSE

Grade II Listed - three reception rooms, five bedrooms.

## THREE FARM COTTAGES (one in-hand)

### FARM STEADING

With modern range of mainly livestock buildings.

### LAND

377.4 acres arable and temporary grass, 245.0 acres permanent grass, 104.8 acres hill and rough grazing.

### WOODLAND (in-hand)

98.7 acres.

### SPORTING RIGHTS (in-hand)

With scope to develop a quality driven shoot.

**Solicitors**



The Spark, Draymans Way, Newcastle Helix, Newcastle upon Tyne, NE4 5DE

T: 0345 415 0000

E: [andrew.farquharson@wbd-uk.com](mailto:andrew.farquharson@wbd-uk.com)

These particulars are given as a general outline and your attention is drawn to the **important notice** printed within

## GENERAL INFORMATION

### Situation

Shotton Farm is located in the picturesque Bowmont Valley in the foothills of the Cheviots within an excellent mixed farming area devoted principally to livestock.

The farm is bordered on its west side by the Bowmont Water, an indirect tributary of the Tweed, and on its south west side by the border with Scotland. The eastern two thirds of the farm lies within the Northumberland National Park.

Shotton enjoys considerable privacy but is very accessible. A minor unclassified public road runs through the farm and connects to the A697 and A698 at Cornhill on Tweed (7 miles) and these in turn provide direct access to Newcastle and Edinburgh, both of which have international airports. Additionally, there is a mainline railway station on the east coast route at Berwick upon Tweed (19 miles) with direct connections to Edinburgh (45 minutes), Newcastle (45 minutes) and London (3¾ hours). Cornhill, together with the local villages of Kirk Yetholm and Town Yetholm, provide good local facilities, whilst the larger centres of Kelso and Berwick upon Tweed offer all the services normally associated with thriving market towns.

More generally, North Northumberland and the Scottish Borders has a rich and colourful history. It remains an area of low population and remarkably unspoilt and one which offers wonderful scenery, excellent leisure and sporting opportunities and a first class quality of life.

### Directions

Drive to the centre of the village of Cornhill and, at approximately the mid-point between the hotel and the roundabout, take the minor road which is signed to Learmouth and Mindrum. Stay on that road for 4 miles before turning left at the Mindrum Mill crossroads and, after a further 400 metres, turn right following the sign to Pawston and Shotton. After ¾ mile turn right at the sign to Yetholm reaching Shotton after a further 2 miles.

From Wooler take the A697. After 2¾ miles turn left on to the B6351 (signed to Kirknewton and Yetholm). Follow that road, keeping on the south side of the Bowmont Water, for 9 miles to Shotton.

what3words: ///famous. positive.clogging

### General Description

Shotton is a lovely mixed farm with a well presented principal house, a productive farming enterprise and significant sporting potential. The farm is well shaped and lies within a single ring fence divided only by the minor public road which runs through it.

It's sale offers an interesting investment opportunity with the prospect of vacant possession in 2044. No 1 Cottage, the woodland and sporting rights are all in-hand.

The land lies between the 85 metre and 280 metre contours and is classified as grades 3, 4 and 5 under the Ministry Land Classification Plan.

The lower lying fields to the west of the road are devoted principally to arable cropping and here soils mainly comprise free draining sandy-medium loams (Wick Association). There is a flood bank running down the west side adjacent to the Bowmont.

The central third of the farm immediately to the east of the road is relatively steep in comparison to the higher ground which is easier worked. Although some of the land to the east of the road is in arable rotation, the majority comprises permanent grass or hill, much of which has been improved. Soils vary but generally comprise relatively free draining mineral soils (Malvern Association) of medium consistency, frequently with significant stone content, and with, on the higher ground, areas of peat admix running to pockets of pure peat.

A number of internal hard tracks, together with the public road itself, enable direct access to most fields. Field drainage is generally good. There is a limited field trough system and much of the land is reliant on natural water.

Shotton is farmed by the Tenant, Mr Harvey, in conjunction with other land. The Harveys have occupied Shotton since 1966. Approximately 200 acres are cropped annually and the farm carries roughly 700 mainly mule ewes with all lambs sold fat and 100 suckler cows with most of the progeny sold store at 12-14 months. Some of the livestock is summered elsewhere.

The farm steading provides good modern cover, principally for livestock.

Shotton House is a handsome traditional family house dating from 1829. It is situated approximately 80 metres from the public road and a short distance to the east of the farm buildings and commands good open views to all aspects.

Nos 1-4 Cottages form an open sided courtyard style complex some 175 metres to the south west of the farmhouse. No 4 Cottage is owned by Mr Harvey. No 1 Cottage is in hand.

The farm woodland combined with the natural topography provides the scope to develop an interesting driven shoot.

## Woodland

The woodland extends to approximately 98.7 acres, all of which is located above the road. The main plantation (55 acres — compartment 48) was felled approximately 17 years ago and has been partially replanted with mixed amenity hardwoods and some sitka together with natural regeneration. It provides excellent natural habitat and sporting utility. Compartments 32 and 40a comprise good stands of mature sitka now ready for harvesting whilst compartments 35, 40b and 43 are decent young to medium aged mixed broadleaf woodlands. Most of compartment 27 is unplanted.

There are no Grant Schemes in place and no Forestry Authority involvement. It is thought that there is scope for some further planting if required.

## Sporting

The shooting is currently let to the farm tenant on an annual basis and is terminable at the end of each season. The land above the road offers the potential to develop a high quality driven shoot.

The Bowmont Water has a run of migratory fish and an indigenous brown trout population.

The farm also offers excellent stalking and has a good stock of roe deer.

## The Tenancy Agreement

The farm is let by virtue of a Farm Business Tenancy Agreement dated 28 November 2003 and is terminable, subject to notice, on 11 November 2044.

The rent is reviewable in accordance with the 1986 Act. It was last reviewed in November 2023.

The Landlord is responsible for repairing main walls, roofs and main timbers together with most of the woodland fences and for paying the property insurance premium.

There are standard reservations on behalf of the landlord to include sporting, woodland and minerals.

## Rights, Easements and Outgoings

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

## Lotting and Method of Sale

The property is offered for sale as a whole by private treaty and subject to the Farm Business Tenancy Agreement in favour of Mr I Harvey.

A closing date for offers may be fixed and interested parties are advised to register their interest with the Selling Agents.

The Vendors shall not be bound to accept the highest or indeed any offer.

## Offers

Offers in writing should be submitted to the Selling Agents.

## Viewing

Strictly by appointment with the Selling Agents.





## PARTICULARS OF SHOTTON FARM

### Shotton House

Shotton House is a substantial, part single storeyed, mainly two storeyed, detached, Grade II Listed dwelling benefitting from lovely views.

The house is built principally out of stone with an ashlar façade under a double hipped scotch slate covered roof with a central flat lead covered section.

The three reception rooms are both spacious and well proportioned and the house retains many of its original features including decorative cornicing and panelled doors to the main rooms. Full oil fired central heating is installed.

The accommodation includes:

**Ground Floor:** Front entrance porch; main hall with small understairs store off, attractive wide staircase to first floor accommodation with large arched west facing window at three quarter landing level; living room; sitting room; dining room; kitchen; rear passage leading to: utility room; boot room with shower room off; office; rear porch.

**First Floor:** Landing; three large double bedrooms; two single bedrooms; bathroom.

**Gardens:** There is a sizeable garden surround laid principally to lawns studded with ornamental trees and bushes and with a quarry red gravelled driveway and car standing area to the front. There is a further partly walled garden to the rear with an attractive ornamental pond directly to the south.

### The Cottages

A range of single storeyed cottages set back a short distance from the public road and built out of random field stone under Welsh slate covered roofs. There is a cavity built extension to No 1. Full uPVC double glazing and full solid fuel central heating is installed to No 1 and full oil fired central heating to Nos 2 and 3. The accommodation in each includes:

#### No 1 Cottage

Entrance vestibule; bathroom; kitchen; sitting room; two bedrooms.

#### No 2 Cottage

Entrance vestibule; store; connecting passage with small walk-in shelved store off; kitchen; sitting room; bathroom; three bedrooms.

#### No 3 Cottage

Entrance vestibule; small utility room; kitchen; sitting room; connecting passage; three bedrooms; bathroom.

#### Gardens

To the front (south east) there is a large communal lawned garden. Hard tracks running down the north side of Nos 1 and 2 provide access to all three cottages and there are car standing areas and small gardens with each.



## Farm Buildings

The farm steading is located approximately 120 metres off the public road and is accessed via a hard, unsealed road. The steading surrounds are laid to part concrete, part hardcore. The buildings include:

1. **Wet grain store** for circa 50 tonnes—owned by tenant.
2. Range comprising:
  - a) One bay steel portal framed **store** (11.4m x 8.3m) constructed out of block and stone with box profile and Big Six side cladding all under a Big Six sheeted roof.
  - b) Eight bay steel portal framed **general purpose shed** (51.7m x 12.5m) with part block, part stone walls, Big Six and Ventair side cladding all under Big Six.
  - c) One and a half bay steel portal framed **workshop** (13.0m x 8.9m) with part block, part stone walls, corrugated iron, Kingspan and Big Six side cladding all under Big Six.
  - d) Low level **traditional range** built principally out of stone and slate and containing various stores - classified as redundant.
3. Five bay steel portal framed **barn** (30.6m x 15.7m) with pre-cast concrete panel walls (one high), Ventair cladding to south gable all under box profile sheet - owned by tenant.
4. Five bay steel portal framed **general purpose shed/cattle court** (30.6m x 21.3m) with block walls, space board side cladding all under Big Six.
5. Eight bay steel portal framed **cattle court** (49.0m x 22.9m) with concrete panel walls, space board side cladding all under Big Six. Five bay lean-to (30.6m x 6.5m) to north side housing cattle handling system (owned by tenant).

There is a set of sheep handling pens a short distance to the south west of the steading in field 12.

## The Land

With the exception of the land below the road, which is relatively flat, the farm lies predominantly to the west and south. It includes approximately 727 working acres of which 377 acres are in arable rotation. Fields are, for the most part, large and well shaped and access is generally good. All FYM from in-wintered cattle is returned to the land and the farm appears to be in good heart.

The tenant entered the farm into a five year Mid-Tier Countryside Stewardship Agreement on 1 January 2024 which focusses on a range of arable and grassland options.



## MISCELLANEOUS INFORMATION

### Tenure

Freehold.

### Council Tax and EPC Rating

Property	Band	EPC Rating
Shotton House	G	F
No 1 Cottage	A	E
No 2 Cottage	B	
No 3 Cottage	B	E

### Sporting

The sporting rights are included.

### Services

**Electricity** — Mains electricity is connected to all dwellings with three phase to the farm steading.

**Water** — All dwellings, the farm buildings and a number of field troughs are served by a private spring supply in enclosure 37 which is piped to a holding tank in the wood directly to the east of the farmhouse.

**Drainage** — Private to septic tanks.

**Central Heating** — Full oil fired central heating to the farmhouse and Nos 2-3 Cottages. Full solid fuel central heating to No 1 Cottage.

### Local Authorities

1. Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

T: 0845 600 6400

W: [www.northumberland.gov.uk](http://www.northumberland.gov.uk)

2. The Environment Agency

Tyneside House, Skinnerburn Road, Newcastle Business Park, Tyne & Wear, NE4 7AR.

T: 0191 203 4263

W: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

3. Scottish Power

Cathcart Business Park, Spean Street, Glasgow, G44 4BE

T: 0845 270 070

W: [www.scottishpower.co.uk](http://www.scottishpower.co.uk)

4. Northumbrian Water

Customer Centre, PO Box 300, Durham, DH1 9WQ

T: 0345 733 5566

W: [www.nwl.co.uk](http://www.nwl.co.uk)

5. Rural Payments Agency

Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH

T: 0191 226 5000

W: [www.rpa.gov.uk](http://www.rpa.gov.uk)

### Timber

All standing and fallen timber is included in the sale.

### Minerals

The mineral rights are included in so far as they are owned.

### Tenancies

Occupation of the residential properties is summarised below:

Property	Tenancy
Shotton House	Mr & Mrs I Harvey
No 1 Cottage	AST
No 2 Cottage	Mr D Harvey
No 3 Cottage	AST

Additionally, the shooting is let on an annual basis to Mr I Harvey for £1,000.

### Statutory Designations

1. Shotton does not lie within a Nitrate Vulnerable Zone.

2. The Bowmont Water and its banks are designated as a Site of Special Scientific Interest and as a Special Area of Conservation.



3. Approximately 450 acres of Shotton is classified as Less Favoured Area of which some 265 acres are Disadvantaged and the rest Severely Disadvantaged.
4. All the land above the road lies within the Northumberland National Park.
5. Shotton House gate piers and walls are all understood to be Grade II Listed.

## Wayleaves and Easements

1. Two public footpaths run through the southern quadrant of the farm, one of which is currently subject to a Modification Order.
2. There are various easements in favour of the owners of No 4 Cottage and Harelaw House.
3. There is a small annual Scottish Power Wayleave payment.

## Development Clawback

The sale will include provision for a 40 year clawback in favour of the Vendors or their nominees securing 50% of any future development gain on the property. This sum will be secured by a restriction on the title in favour of the Vendors or their nominees and will become payable on either the implementation of a planning permission or a disposal with the benefit of a planning permission—whichever occurs first after the grant of a planning consent.

## Tenant's Improvements and Fixtures

The Tenant has undertaken various improvements to the farm over the years and owns a number of fixtures. A list of these items is included in the Information Pack.

## General Conditions

### a) Payment of Purchase Price:

Contracts must be exchanged within four weeks of an offer being accepted, otherwise the Vendors will consider themselves free to sell elsewhere. On exchange of contracts a non-refundable deposit of 10% will be paid by the Purchasers to the Vendors' Solicitors, with the balance of the purchase price being paid on completion, failing which interest will become payable on the outstanding amount at 4% above the Bank of Scotland Plc base rate.

- b) The Purchasers will not be entitled to make any claim or set-off whatsoever in respect of any dilapidation or other item or matter.

## Health and Safety

Given the potential hazards of a working farm we request that you take as much care as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery or when entering fields with livestock.

## Financial References

Any offer by a Purchaser(s) must be accompanied by a guarantee from a bank which is acceptable to the Vendors.

## Information Pack

An Information Pack will be available to prospective Purchasers following a formal viewing and on the signing of a Confidentiality Agreement. This includes further detailed information on the property.

## Plans

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of prospective Purchasers only. Their accuracy is not guaranteed.

## Guide to Interested Parties

Whilst we use our best endeavours to make our sale details accurate and reliable, please contact us if there is any point which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These particulars were prepared in June 2024.



Counter	RLR Number	Arable/ Temp grass	Permanent Grass	Hill Grazing	Rough Grazing	Woodland	Other	Gross Area (acres)	Gross Area (hectares)
1	NT8431 1537		8.79				0.14	8.93	3.62
2	NT8431 1737		1.03					1.03	0.42
3	NT8431 3753	22.37	0.23				0.15	22.75	9.21
4	NT8431 3064		0.47					0.47	0.19
5	NT8431 5835	32.90	0.72					33.62	13.61
6	NT8431 7131		6.90					6.90	2.79
7	NT8431 5801		6.65					6.65	2.69
8	NT8431 2824	37.96	0.30				0.11	38.37	15.53
9	NT8430 3958	22.62	0.55					23.17	9.37
10	NT8430 1865	17.36						17.36	7.03
11	NT8330 9751		11.62				0.29	11.91	4.82
12	NT8430 0834	13.89						13.89	5.62
13	NT8430 1840		1.42					1.42	0.58
14	NT8430 1539		0.20					0.20	0.08
15	NT8430 2631		0.43				5.76	6.20	2.51
16	NT8430 3327		1.05					1.05	0.42
17	NT8430 2820		4.23					4.23	1.71
18	NT8330 9312	35.02						35.02	14.17
19							0.57	0.57	0.23
20	NT8429 2089	24.54	0.80				0.18	25.51	10.33
21	NT8429 4084		10.00					10.00	4.05
22	NT8429 4846		26.93				0.07	27.00	10.92
23						0.80		0.80	0.32
24	NT8429 8633		21.41					21.41	8.67
25	NT8529 0122		0.32					0.32	0.13
26	NT8529 1739		5.86		1.47			7.33	2.97
27						13.93		13.93	5.64
28	NT8429 9464		19.34					19.34	7.83
29	NT8429 6358			18.06			0.38	18.45	7.47
30	NT8429 5374		5.04				0.04	5.08	2.06
31	NT8429 6775		2.71					2.71	1.10
32						10.38		10.38	4.20
33	NT8529 0183		22.30					22.30	9.03
34	NT8430 5012	20.52	0.12				0.34	20.98	8.49
35						4.81		4.81	1.95
36	NT8430 8510	21.99	0.48				0.22	22.69	9.18
37	NT8529 1899	26.62						26.62	10.77



Counter	RLR Number	Arable/ Temp grass	Permanent Grass	Hill Grazing	Rough Grazing	Woodland	Other	Gross Area (acres)	Gross Area (hectares)
38	NT8529 3823	22.86						22.86	9.25
39	NT8529 1337	26.45						26.45	10.70
40						5.64		5.64	2.28
41	NT8430 5741		27.21					27.21	11.01
42	NT8430 8147		15.87					15.87	6.42
43						8.09		8.09	3.28
44	NT8430 8181		14.54					14.54	5.88
45	NT8430 8875		0.68					0.68	0.27
46	NT8430 9199			29.77			0.34	30.11	12.19
47	NT8529 1888				5.65			5.65	2.28
48						55.08		55.08	22.29
49	NT5830 5472			4.14				4.14	1.68
50	NT8530 5287		5.50	5.50				10.99	4.45
51	NT8531 6723			40.19			0.99	41.18	16.67
52	NT8531 3731	8.79						8.79	3.56
53	NT8531 4105	18.02						18.02	7.29
54	NT8531 1720	25.57					0.22	25.80	10.44
55	NT8431 9137		13.05				0.17	13.22	5.35
56	NT8431 9444		8.30				0.28	8.57	3.47
		377.47	245.03	97.67	7.11	98.73	10.26	836.28	338.43

FLAP (illustrative purposes only - flap design further on)

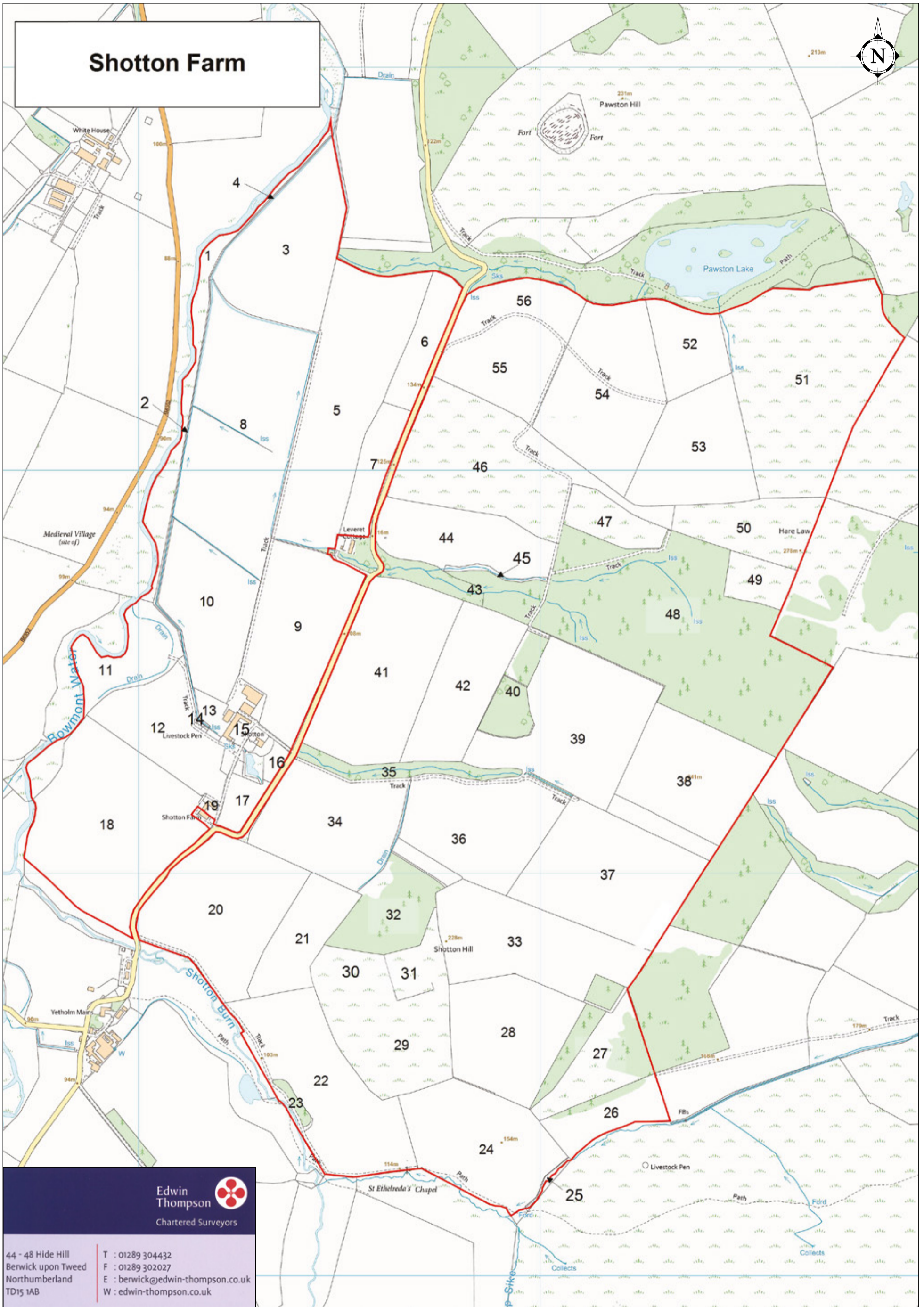




## Important Notice

Edwin Thompson for themselves and for the Vendors of this property, whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute, nor constitute part of, any offer or contract. 2) All descriptions, plans, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending Purchasers should not rely upon them as statements or representations of fact but must firstly satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) Nothing in these particulars is to be regarded as a statement that the subject of sale is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that any services, appliances, equipment, installations or facilities on the subject for sale are in good working order. Prospective Purchasers should satisfy themselves as to the condition of all such matters. 4) Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors or their Agents. 5) No person in the employment of either the Vendors or their Agents have any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into any contract on behalf of the Vendors. 6) No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold or withdrawn. 7) The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors or their Agents will be held responsible for such faults and defects. 8) The Purchasers shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors or their Agents in respect of the subject of sale. 9) Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchasers to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause for civil action.

# Shotton Farm



**Edwin Thompson**  
Chartered Surveyors

44 - 48 Hide Hill  
Berwick upon Tweed  
Northumberland  
TD15 1AB

T : 01289 304432  
F : 01289 302027  
E : berwick@edwin-thompson.co.uk  
W : edwin-thompson.co.uk



As Postmark

Edwin  
Thompson



Chartered Surveyors

44-48 Hide Hill  
Berwick upon Tweed  
Northumberland  
TD15 1AB

T: 01289 304432  
F: 01289 302027  
E: [berwick@edwin-thompson.co.uk](mailto:berwick@edwin-thompson.co.uk)  
W: [edwin-thompson.co.uk](http://edwin-thompson.co.uk)

Our reference: JNT/TT/L186(D/S)

Your reference:

Dear Sir/Madam

**Shotton Farm, Cornhill on Tweed, Northumberland**

We have pleasure in enclosing our sales brochure for Shotton Farm.

The guide price is: **Offers Over £3,400,000.**

We hope this property will be of interest to you. If you would like further information or to make an appointment to view please contact either Neal Thompson or Nigel Parmenter on 01289 304432 (main office) or 07717 341200 (Neal Thompson) or 07387 019724 (Nigel Parmenter).

Yours faithfully  
For Edwin Thompson

**J N Thompson**

Enc

J.G Raven FRICS  
C.R Gray BSc BA MRICS FAAV  
S.J Sanderson BLE MLE  
J Haley BSc MRICS  
N Parmenter MRICS FAAV  
S Kubasiewicz RIBA  
M.R Bell BSc MRICS FAAV

Associate Partner:  
Consultants:  
Accounts Manager:

A.R Hamilton BSc MRICS  
C.J Slinger BSc  
J Ellis MA MRICS  
R Richardson BSc (Hons) MRICS  
J.N Thompson MA FRICS  
P.M.L Playfair MA MLE  
R.A.E Howes BA

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle upon Tyne  
Windermere

Edwin Thompson is the trading name of Edwin Thompson LLP and Edwin Thompson Property Services Limited  
Edwin Thompson is a Limited Liability Partnership No. OC306442  
Edwin Thompson Property Services Limited is a Limited Company No. 07428207  
Registered office: 28 St. John's Street, Keswick, Cumbria, CA12 5AF  
Regulated by RICS