

# LAND AT MINDRUM MILL

Mindrums, Cornhill on Tweed, Northumberland, TD12 4QL

Edwin  
Thompson









## LAND AT MINDRUM MILL

Mindrum, Cornhill on Tweed, Northumberland, TD12 4QL

Edinburgh 54 miles

Kelso 9 miles

Wooler 12 miles

Cornhill on Tweed 4 miles

Newcastle upon Tyne 59 miles

### Four blocks of excellent quality arable and pasture land extending to 172.50 hectares (426.24 acres) and let on a Farm Business Tenancy to 30 September 2032

For sale by Private Treaty as a whole or in four  
separate Lots.

#### Selling Agents



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#### Situation

The land at Mindrum Mill is situated close to the hamlet of Mindrum in the scenic Bowmont Valley within an excellent mixed farming area at the foot of the Cheviot Hills. The land is easily accessible from adjoining public roads and is divided by the B6396 providing good access to Kelso (9 miles), and a minor unclassified public road runs through the land connecting to the A697 and A698 at Cornhill on Tweed (4 miles). These provide direct access to Berwick upon Tweed (16 miles), Edinburgh (53 miles) and Newcastle (59 miles). The area benefits from both machinery dealerships and grain merchants, and there is a livestock market at Wooler.

#### 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 sign posted to Learmouth and Mindrum. Stay on the road for 3.3 miles to the Mindrum Station junction and Lots 3 and 4 are either side of the road. Continue on to the Mindrum Mill crossroads and turn right on to the B6396 towards Kelso. Lot 2 lies at the top of the hill on the right and the left hand public road provides access to Lot 1 on the right hand side.

#### What3words:

Lot 1 - [///florists.confronts.apple](#)

Lot 2 - [///probe.tribal.engineers](#)

Lot 3 - [///sprouting.fleet.inserted](#)

Lot 4 - [///prank.encroach.runs](#)

## General Description

The land at Mindrum Mill extends to 426.24 acres (172.50 hectares) in total and consists of Grade 2 and 3 land and is available as a whole or in four separate Lots.

### Lot 1 – Guide Price £695,000

Lot 1 extends to approximately 121.85 acres (49.31 hectares) including 112.08 acres (45.36 hectares) of arable/temporary grass and 9.76 acres (3.95 hectares) of woodland plantations. The land is Grade 3 and best suited to occasional arable crops and temporary grassland with soils comprising relatively free-draining, medium consistency soils of the Malvern Association. The majority of the woodland enclosures have recently been clear felled and replanted although enclosure no. 7 consists of semi-mature mixed broadleaved species. Access to all fields is taken from the public road forming the north western boundary.

### Lot 2 – Guide Price £450,000

Lot 2 extends to approximately 116.53 acres (47.16 hectares) including 34.93 acres (14.13 hectares) of temporary grass, 51.32 acres (20.77 hectares) of permanent pasture and 19.32 acres (7.82 hectares) of woodland plantations. The majority of the land is Grade 3 with a small amount of Grade 2 at the eastern end of Field no. 20. Much of the land is relatively steep and is best suited to livestock grazing although field nos. 12 and 20 are capable of being ploughed. Enclosure nos. 13 and 17 contain mature conifers with the remaining woodland adding amenity value along with the pond in field no. 21. Access to the land is taken from the B6396 Mindrum to Kelso road at the western boundary of the land.

### Lot 3 – Guide Price £870,000

Lot 3 extends to approximately 133.74 acres (54.12 hectares) including 113.22 acres (45.82 hectares) of arable land and 6.82 acres of commercial and amenity woodland. The majority of the land is Grade 2 with some Grade 3 at the north western end of the land. The land slopes gently to the south east with good fields of a good size and shape and suitable for modern machinery. Soils are free draining sandy-medium loams and best suited to arable production. Access to the land is taken from the public road at the southern boundary of the land.

### Lot 4 – Guide Price £385,000

Lot 4 extends to approximately 54.11 acres (21.90 hectares) of excellent quality arable ground. The land is divided into two fields and is virtually flat. The land is all Grade 2 and the soil comprises of free draining sandy-medium loams (Wick 1 Association) of a reasonable depth, making it suitable for growing potatoes. Access is off the public road to the north.

## Sporting

The sporting rights are included but are subject to a 10 year lease at a peppercorn rent.

## Minerals

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

## Boundary Walls and Fences

Boundary responsibilities (where known) are marked on the plan of the land with an inward facing “T” mark.

## Water

A private water supply serves Lots 1 and 2 which is also part served by a mains supply. A mains water supply serves Lots 3 and 4.

## Timber

All standing and fallen timber is included in the sale.



## Tenancies

The property is let by virtue of a Farm Business Tenancy Agreement dated 11 July 2012 and is terminable, subject to notice, on the 30 September 2032. There is no break clause in the Agreement. The rent is reviewable to an open market rent and can next be reviewed from 1 October 2026 subject to a rent review notice being served. The tenant is responsible for all repairs, maintenance and insurance for the property.

The tenant is permitted to sub-let the holding and the farmland (the woodland is largely excluded) is currently sub-let on a Farm Business Tenancy terminable, subject to notice, on the 2 October 2027. The rent is reviewable to an open market rent and can next be reviewed from 3 October 2026 subject to a rent review notice being served. The sub-tenant is responsible for all repairs and insurance of the property.

## Statutory Designations

- Enclosures 1, 2 & 3 in Lot 1 are within a Nitrate Vulnerable Zone.
- All of Lot 2 with the exception of enclosures 12, 13 & 17 are within a Nitrate Vulnerable Zone.
- Part of enclosure nos. 22 & 24 in Lot 3 are within a Nitrate Vulnerable Zone.

## 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.

## 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.

## Tenure

Freehold.

## Lotting and Method of Sale

The property is offered for sale by private treaty as a whole or in four separate lots. In the event that the property is sold in lots, each individual lot will be granted such easements as necessary to enable it to be properly serviced and enjoyed. 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.



## Schedule of Areas

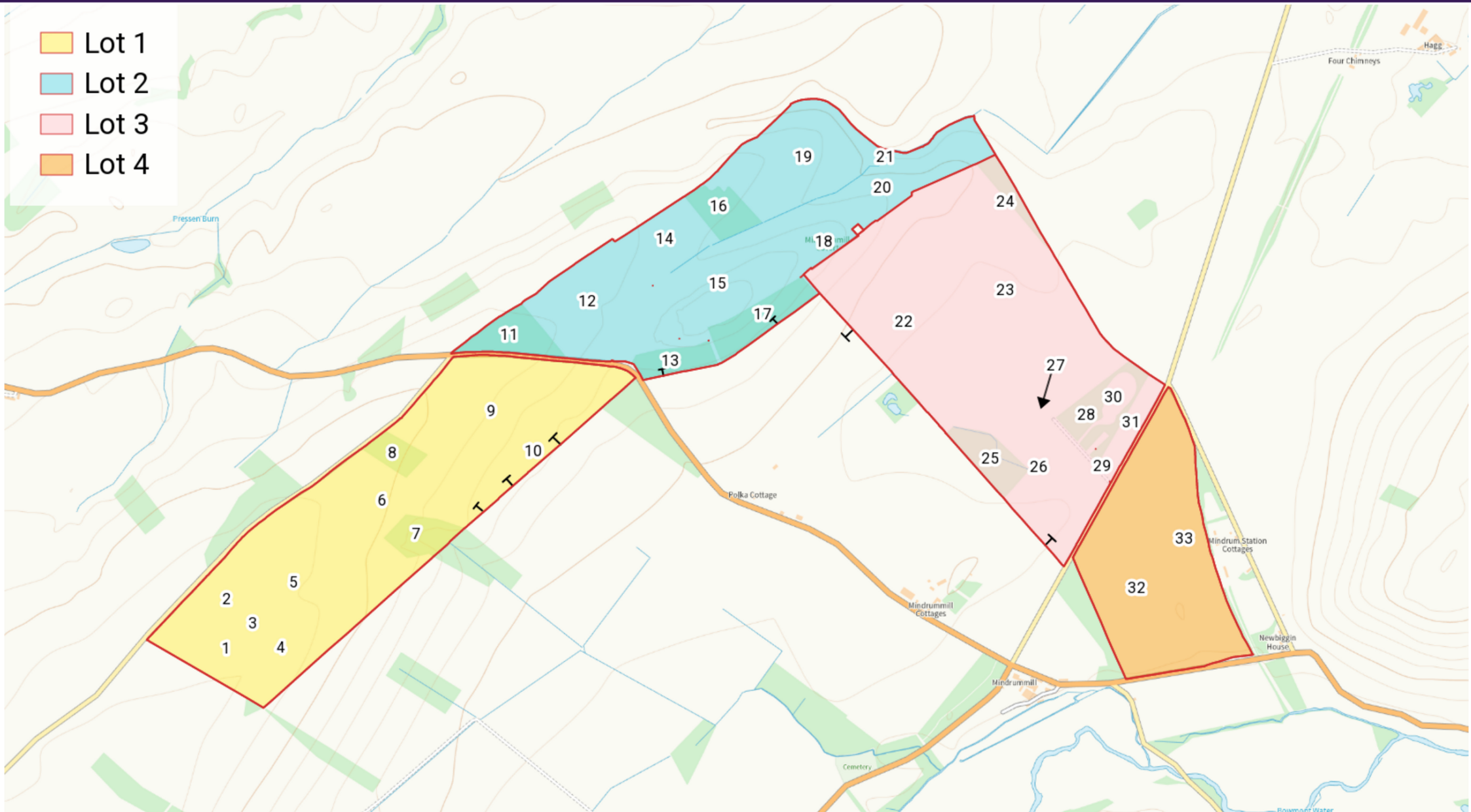
Lot 1			
Field Number	Description	Area (ha)	Area (ac)
1	Temporary Grass	6.92	17.09
2	Replanted Woodland	0.49	1.21
3	Game Crop	0.53	1.32
4	Replanted Woodland	0.52	1.29
5	Arable	12.07	29.82
6	Temporary Grass	10.01	24.73
7	Woodland	1.73	4.29
8	Replanted Woodland	1.21	2.98
9	Temporary Grass	15.27	37.73
10	Game Crop	0.56	1.39
	<b>TOTAL</b>	<b>49.31</b>	<b>121.85</b>

Lot 2			
Field Number	Description	Area (ha)	Area (ac)
11	Woodland	2.34	5.78
12	Temporary Grass	7.19	17.77
13	Woodland	1.62	4.00
14	Permanent Grass	3.66	9.05
15a	Permanent Grass	9.52	23.52
15b	Scrub	0.44	1.08
15c	Track	0.06	0.15
15d	Quarry	0.38	0.93
16	Scrub	2.05	5.07
17	Woodland	2.70	6.67
18	Woodland	1.16	2.87
19a	Permanent Grass	7.58	18.74
19b	Scrub	1.34	3.32
20	Temporary Grass	6.94	17.16
21	Pond	0.17	0.43
	<b>TOTAL</b>	<b>47.16</b>	<b>116.53</b>

Lot 3			
Field Number	Description	Area (ha)	Area (ac)
22	Arable	13.19	32.59
23	Arable	20.43	50.48
24	Woodland	2.26	5.59
25	Woodland	2.09	5.17
26	Arable	10.76	26.58
27	Track	0.28	0.69
28a	Woodland	2.46	6.08
28b	Silage pit	0.04	0.10
29	Storage area	0.24	0.60
30	Pond	0.92	2.27
31	Arable	1.45	3.59
	<b>TOTAL</b>	<b>54.12</b>	<b>133.74</b>

Lot 4			
Field Number	Description	Area (ha)	Area (ac)
32	Arable	12.71	31.42
33	Arable	9.18	22.69
	<b>TOTAL</b>	<b>21.90</b>	<b>54.11</b>





## 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' Solicitor, 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 England 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 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

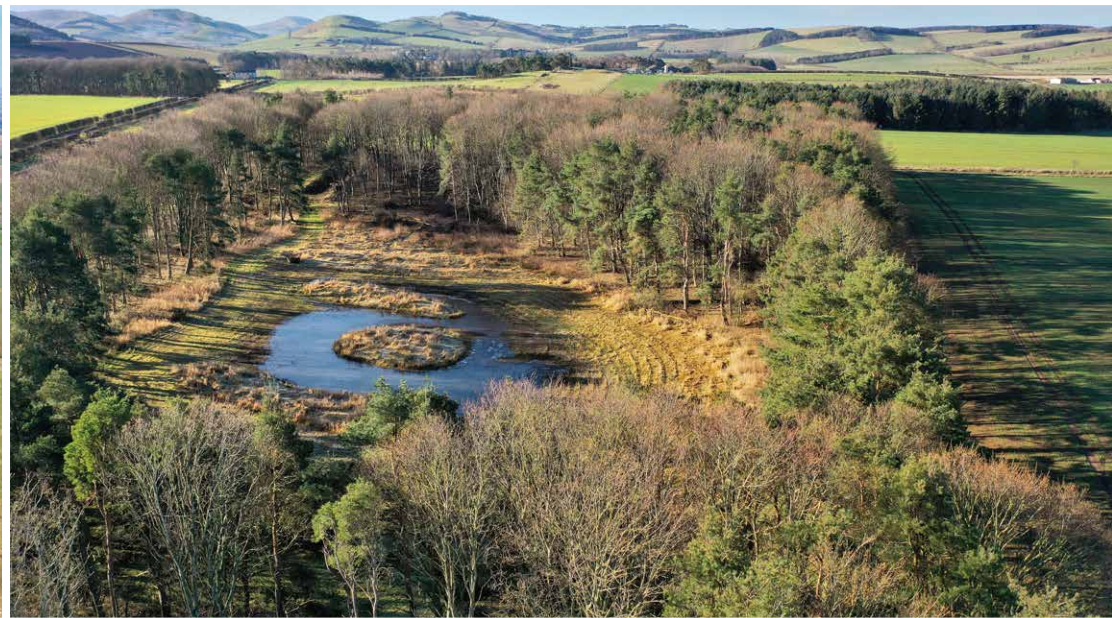
The plans incorporated within the particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of prospective Purchasers only. Their accuracy is not guaranteed.

## 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 February 2025.









## IMPORTANT NOTICE:

Edwin Thompson for themselves and for the Vendor 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, dimension, plans, reference to condition and necessary conditions 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 on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in February 2025.





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