

Bewick Folly Farm

Alnwick, Northumberland



RICHARD **BROWN**
& PARTNERS





Bewick Folly Farm

Alnwick, Northumberland, NE66 4EA

Wooler - 8.5 miles, Alnwick - 11 miles, Newcastle upon Tyne - 40 miles

A superb arable and livestock farm in a stunning and desirable North Northumberland location. In all extending to 204.94 hectares (506.41 acres) or thereabouts.

Substantial stone built Farmhouse with breathtaking views over the Cheviot Hills.

Range of modern farm buildings.

Approximately 233 acres of temporary grassland and arable cropping and 262 acres of permanent pasture and rough grazing.

Woodland and river banking adding significant environmental, sporting and amenity appeal.

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

Bewick Folly Farm is the perfect example of a traditional Northumbrian mixed holding and is locally renowned as a productive arable and livestock unit having been extremely well farmed for many years by the Vendors.

This most impressive farm has come to market following the Hall family's decision to retire from farming. Bewick Folly was purchased by the Vendors with the family having historically rented the farm since 1921. Having been occupied by the same family for over 100 years, the sale represents a rare opportunity to acquire a productive commercial holding with enormous residential appeal in this most sought-after farming location.

Bewick Folly enjoys a wonderful rural situation approximately 8.5 miles south of Wooler and a similar 11 miles north of the market town of Alnwick. A railway station on the East Coast Mainline can be found at Alnmouth - 15 miles.

Description

Although lying neatly within a ring fence; Bewick Folly varies greatly in height from 60 meters above sea level on the western boundary at the River Till to sloping permanent pasture and hill grazing rising to 260 meters on the eastern boundary where the farm neighbours Bewick Moor. Good sized, regular shaped arable fields complete the topography.

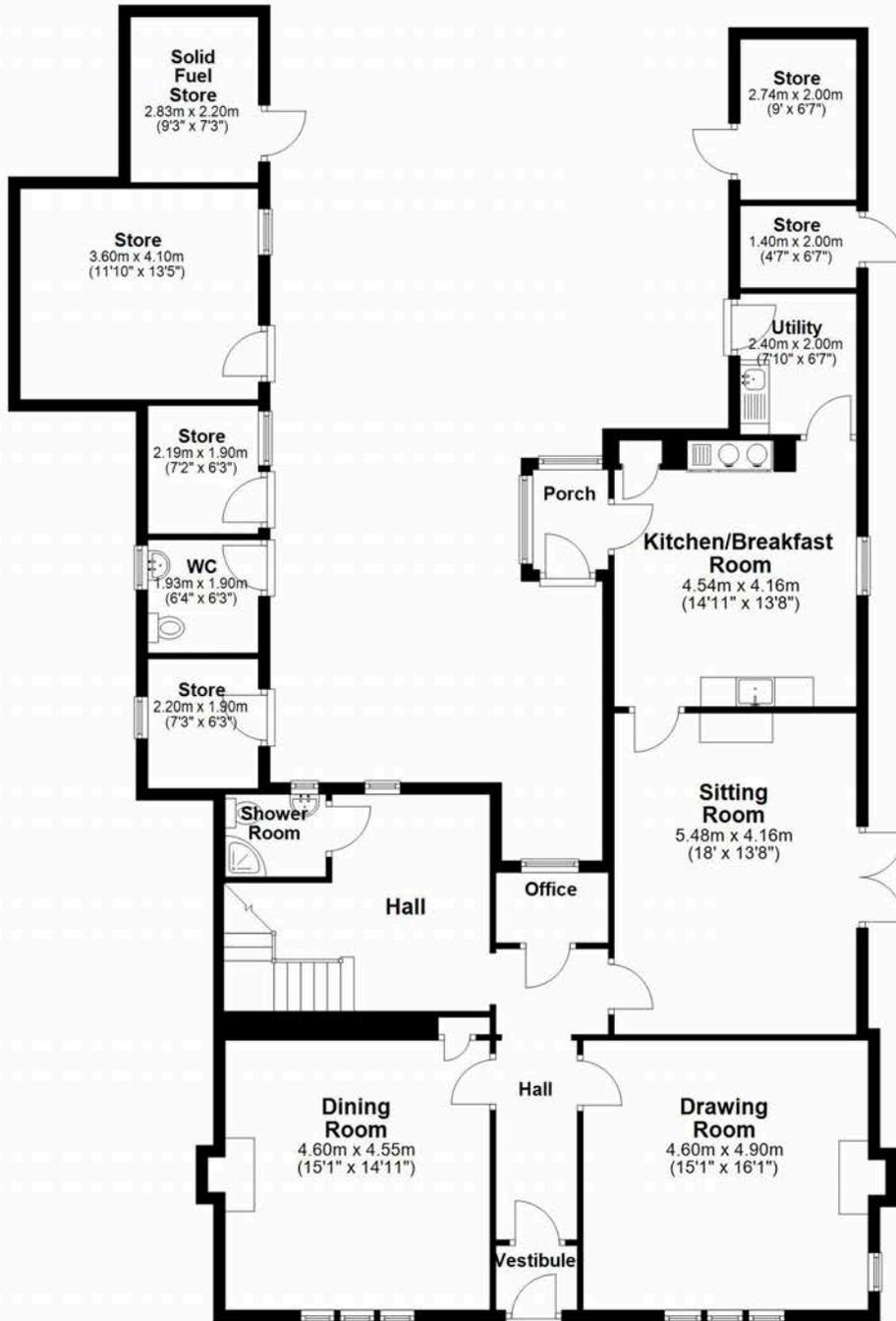
The farm benefits from a beautiful principal farmhouse with remarkable far-reaching views. Permanent grassland and productive arable coupled with a small range of modern buildings provide an exciting proposition for interested purchasers.

Further attraction will be generated by the farm's riverbanks, woodland and rougher grazing creating added environmental, sporting and amenity appeal.



Ground Floor

Main area: approx. 129.6 sq. metres (1395.3 sq. feet)
Plus outbuildings: approx. 38.2 sq. metres (411.1 sq. feet)



Main area: Approx. 240.3 sq. metres (2586.9 sq. feet)
Plus outbuildings: approx. 38.2 sq. metres (411.1 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Bewick Folly Farmhouse

Bewick Folly Farmhouse

A wonderfully impressive 4-bedroom traditional Northumbrian stone built farmhouse. The property is west facing in order to enjoy an exceptional far-reaching view over to the Cheviot Hills.

The farmhouse has two large formal reception rooms and a comfortable everyday living space adjoining the kitchen with doors to a south facing immaculately kept lawned garden. Oil fired heating and UPVc windows throughout.

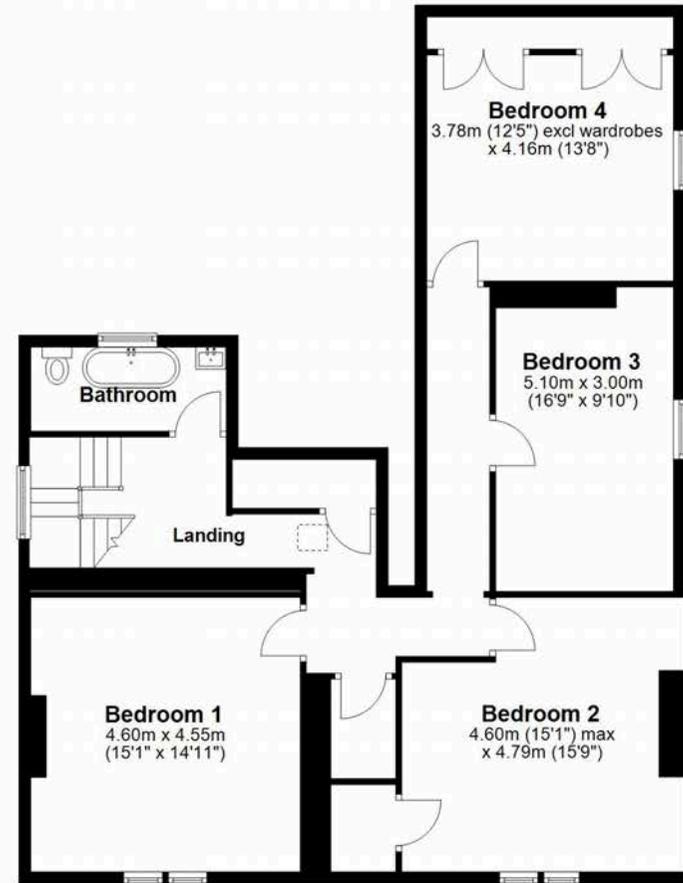
A generous range of stone outbuildings around a small rear courtyard plus a front and rear drive to gravelled parking complete the curtilage.

EPC Rating: F

Council Tax Band: E

First Floor

Approx. 110.7 sq. metres (1191.6 sq. feet)







Land

The land varies significantly in terms of elevation, land classification and land use. In all the farm extends to 204 hectares (506 acres) or thereabouts, currently consisting of approximately 94 hectares (233 acres) arable cropping and temporary grassland and 106 hectares (262 acres) of permanent pastures, haugh land and hill grazing, with the remainder being woodland, tracks and farm steading.

Hill grazing at the eastern end of the farm rises to approximately 260m above sea level where the farm borders Bewick Moor. The western boundary of the farm is the meandering River Till, where sheltered grazing “haughs” stretch out at around 60m above sea level.

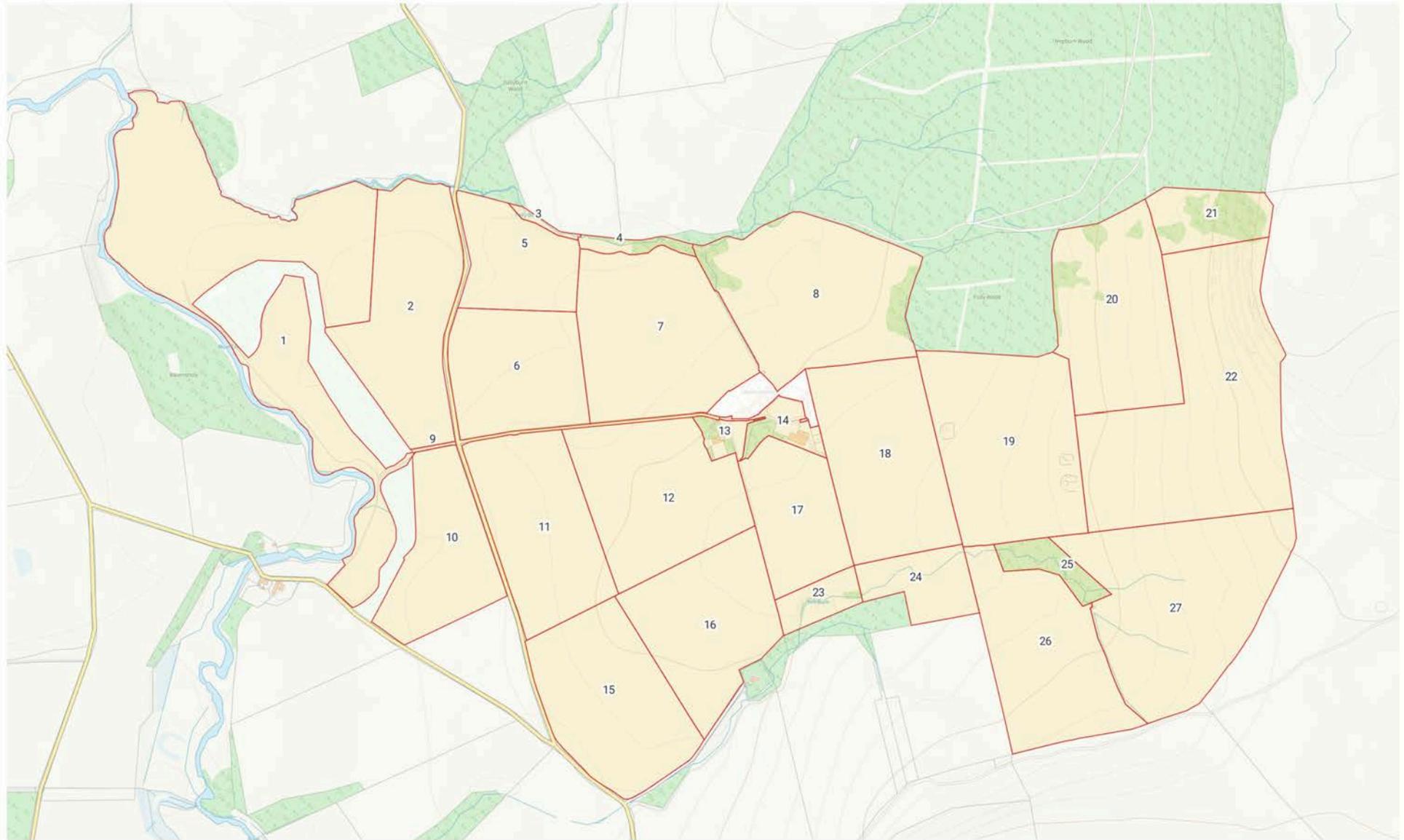
The central belt of land at Bewick Folly Farm is certainly some of the most productive and is predominantly down to temporary grassland and arable cropping. Gently undulating, the farm is held in large regular shaped parcels, well suited for modern arable and livestock operations. The steading sits conveniently in the heart of the farm at 100m above sea level.

Well maintained, stock proof field boundaries are a mixture of hedgerows, stone walls, and post and sheep net fencing.

The farm is classified by the Rural Payments Agency as a mixture of Non Severely Disadvantaged (SDA), SDA and SDA Moorland. Agricultural Land Classification map Northeast Region (ALC001) shows the land being predominantly classified as Grade 3 and Grade 4. Formal land classifications aside, it is clear on inspection that both the arable and grassland is in excellent heart having been well farmed for a lifetime by the Vendors.



Bewick Folly Farm



Ref.	Field Name	Sheet/Parcel Ref.	Description	Area (ha)	Area (Ac)
1	Haughs	NU0522 7279	PG	21.76	53.77
2	Tups Field	NU0622 0693	Arable	10.18	25.15
3	Folly Burn Wood (Sth)	NU0623 3313	Woodland	0.22	0.55
4	Folly Burn Wood (Nth)	NU0623 5008	Woodland	0.71	1.74
5	Well Close West	NU0623 2907	TG	5.10	12.59
6	Whinney Hill	NU0622 2782	TG	7.43	18.35
7	Nell Close	NU0622 7690	TG	11.44	28.26
8	Wood Close	NU0622 9598	PG	12.27	30.31
9		NU0622 0693	Track	0.07	0.17
10	Mill Field	NU0622 1543	TG	6.74	16.66
11	Two Penny Banks	NU0622 3348	Arable	9.05	22.35
12	Hareknaws	NU0622 5855	TG	10.00	24.71
13		NU0622 7366	Farmhouse	0.77	1.90
14		NU0622 8568	Farmstead	1.33	3.29
15	West Heavy Acres	NU0622 4910	Arable	9.91	24.48
16	East Heavy Acres	NU0622 7925	Arable	8.74	21.60
17	North Calf Close	NU0622 8849	Arable	5.61	13.87
18	Green Laird	NU0722 0863	Arable	10.24	25.31
19	The 30 Acre	NU0722 3466	PG	12.18	30.11
20	The 16 Acre	NU0722 5696	PG/Rough Grazing	9.99	24.69
21	North Moor Top	NU0723 7813	Rough Grazing	3.07	7.59
22	North Moor	NU0722 7976	PG/Rough Grazing	18.30	45.21
23	South Calf Close	NU0622 9432	PG	1.48	3.67
24	South Oxon Lairs	NU0722 1534	PG	3.00	7.41
25	Olivers Wood	NU0722 4341	Woodland	1.47	3.62
26	Olivers	NU0722 4221	PG	9.54	23.58
27	South Moor	NU0722 7330	PG/Rough Grazing	14.35	35.47
TOTAL				204.94	506.41





Farm Buildings

The farm's traditional buildings were historically sold off and have been developed into residential properties. In their place were built two "Norseman Structures" buildings measuring approximately 39m x 15m and 26m x 9m respectively. Both ideal for sheep handling/housing and general-purpose storage.

The vendor does not keep cattle on the holding and stores grain off farm, however it is anticipated many interested parties may wish to erect a steel framed building to increase capacity and versatility of the farm stead. Subject to planning this could easily be achieved by extending the yard into the adjoining field.

GENERAL REMARKS

Stewardship

Bewick Folly Farm benefits from an Environmental Stewardship Countryside Stewardship (ELS/HLS) agreement which runs to 30th June 2028. The agreement's principal "options" include but are not limited to Buffer Strips, Overwintered Stubbles, Low Input Grazing and Grazing for Breeding Waders - a copy of the agreement is available from the selling agent on 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 three public rights of way on the property. A bridleway which travels west to east from Beanley Moor down to the farm stead, a footpath from the neighbouring Holy Trinity Church over to the farm stead and a Byway Open to All Traffic (BOAT) runs over the lane opposite the farm drive and out over the southern haugh onto road at Old Bewick Bridge.

Method of Sale

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

Services

The farmhouse is serviced by a private water supply, mains electricity and private drainage to a septic tank. The farm buildings are supplied by private water supply and mains electricity.

General Binding Regulations (GBR) 2020

It is understood the outflow from the farmhouse septic tank discharges to a soakaway. 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.

Statutory Designations

Please note; the farm touches into the "Tweed Catchment Rivers - England: Till Catchment" SSSI at the bottom of the farm and neighbours but does not fall into the "Bewick and Beanley Moors" Special Scientific Interest (SSSI) at the top of the farm.

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.

Fixtures & Fittings

The 6 tonne "Buildabin" feed tower in the farm stead is included in the sale.





RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Tel: 01668 213 546

www.richardbrownandpartners.co.uk



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 in April and May 2024 using photographs taken in April 2024. These particulars are set out as a general outline only for the guidance of 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.