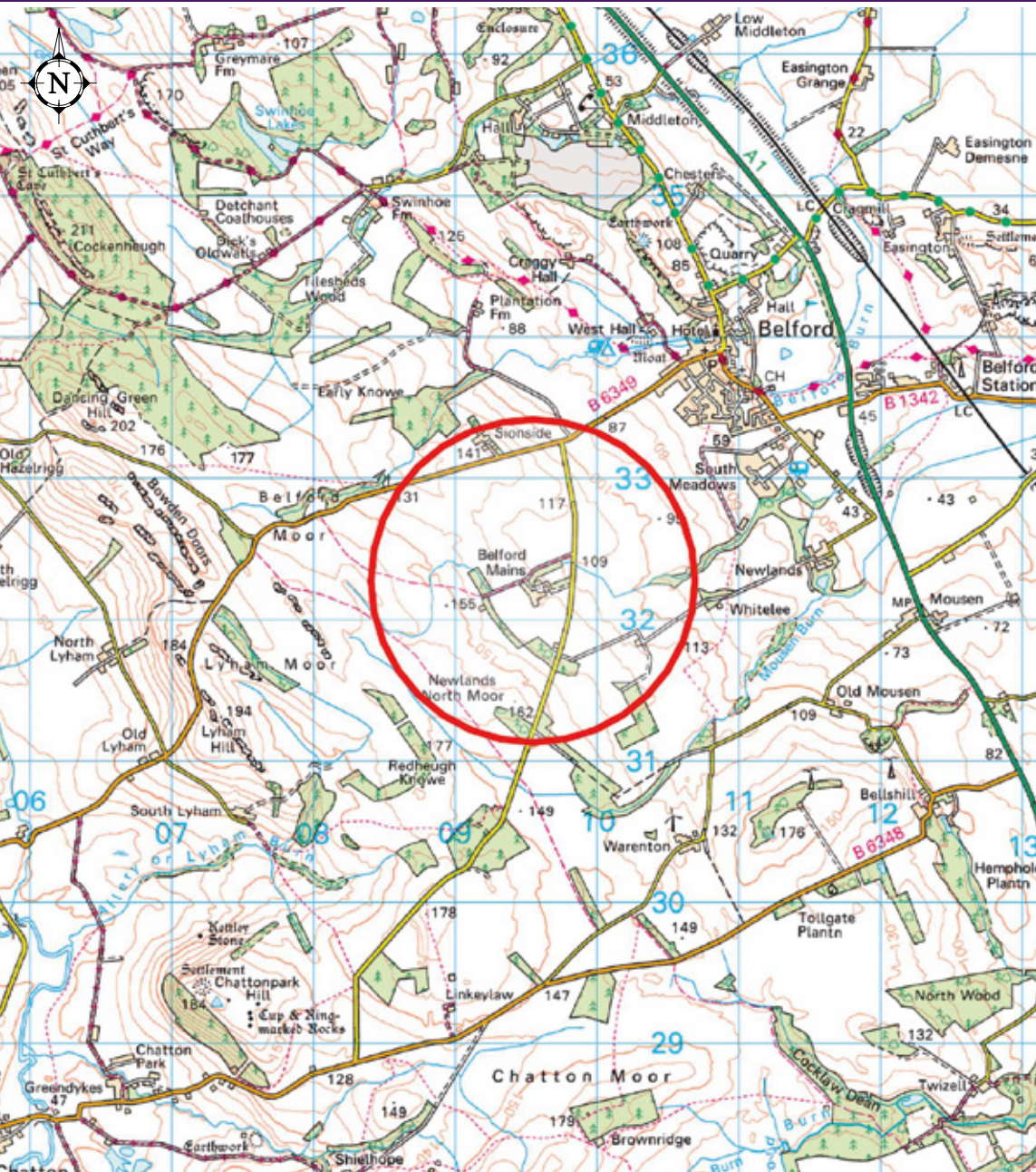


BELFORD MAINS FARM

Belford, Northumberland, NE70 7QN

Edwin
Thompson





BELFORD MAINS FARM

Belford, Northumberland, NE70 7QN

Berwick upon Tweed 15 miles

Wooler 8 miles

Bamburgh 5 miles

Alnwick 16 miles

Newcastle upon Tyne 48 miles

An excellent mixed arable and livestock farm offering considerable privacy in an area of high amenity on the edge of the east coast plain.

848.20 acres (343.25 hectares) or thereabouts in total.

For sale by private treaty with vacant possession as a whole or in four separate lots.

Belford Mains Farmhouse

Grade II Listed - three reception rooms, five bedrooms. Panoramic views.

Cottages

Three fully modernised, traditional farm cottages – thriving holiday letting business.

Farm Steading

Modern and traditional buildings. Significant residential conversion potential.

Land

321.5 acres arable, 319.8 acres permanent grass, 189.0 acres rough and hill grazing.

Forestry and Sporting

Forestry planting potential (lot 4) and scope to develop an interesting shoot.

Selling Agents



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

T: 01289 304432

E: jn.thompson@edwin-thompson.co.uk or

p.playfair@edwin-thompson.co.uk

Solicitors

T C Smith Solicitors LLP

9 Church Street, Berwick upon Tweed, Northumberland, TD15 1EF

T: 01289 301280

E: jt@tcsmith.co.uk

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

GENERAL INFORMATION

Situation

Belford Mains is beautifully situated in a renowned mixed farming area some 5 miles from the stunning east coast and in close proximity to Holy Island, the Farne Islands and Budle Bay Nature Reserve.

The farm is both private and accessible. It is bordered on its north side by the B6349 Belford — Wooler road. The A1(T) is 2 miles to the east and provides direct access to Newcastle upon Tyne (48 miles) and Edinburgh (73 miles), both of which have international airports. Additionally, there are railway stations on the main line east coast route at both Berwick upon Tweed (15 miles) and Alnmouth (20 miles) with direct connections to Edinburgh, Newcastle and London (3.5 hours).

The village of Belford (1 mile/population 1,400) provides good local facilities including a variety of shops, a primary school, medical practice, various public houses and eateries, a garage and nine hole golf course, whilst the larger market towns of Alnwick and Berwick upon Tweed offer a wider range of services. The area affords excellent local schooling for all age groups and is well served by numerous agricultural suppliers, grain and machinery merchants. There is a livestock market at Wooler (8 miles) and the Coastal Grains grain drying and storage co-operative is only 2.5 miles distant.

Northumberland and the nearby Scottish Borders is a region of contrasting and varying landscapes ranging from the high tops of the Cheviot Hills through rolling, wooded lowland countryside to the fertile coastal plain and the dramatic east coast with its steeping cliffs and golden beaches. The area remains remarkably unspoilt and Belford Mains is ideally placed to enjoy all the recreational, sporting and cultural opportunities for which the area is justifiably renowned.

Directions

Drive to the centre of Belford from the A1(T) and, at the Bluebell Hotel, take the B6349 Wooler road. Stay on that road for approximately $\frac{3}{4}$ mile before turning left at the sign to Wooler and Chatton. After a further $\frac{1}{2}$ mile turn right into Belford Mains.

What3Words: officials.regard.design

General Description

Belford Mains formed part of the Belford Hall Estate which was owned by the Atkinson-Clark family for over 200 years. The farm was purchased by the Vendors' great grandfather in 1923 when the Estate was broken up and sold. For many years the Belford Racecourse occupied part of the higher ground. The farm sale now provides the opportunity to acquire a large, well shaped mixed farm in a picturesque, unspoilt and easily accessible location in North Northumberland.

The land lies between the 90 metre and 180 metre contours and forms one compact block divided only by a minor, unclassified public road. Average annual rainfall is 850mm.

The arable soils within lots 2 and 3 comprise fertile, relatively easily worked, sandy clay loams of medium constituency and limited stone content. Most of this land is relatively free draining and is capable of consistently producing good cash crop yields. In recent years it has been let on a Farm Business Tenancy to Messrs Douglas of West Ancroft. Part of that arrangement included a straw for much deal with all FYM produced by the suckler herd spread on the arable land.

Virtually all of lot 4 is classified as Less Favoured Area. Here soils vary from decent quality mineral soils, particularly within the more northern lying fields, to semi-organic soils of variable constituency through to areas of pure peat on Belford Moor. Approximately 160 acres have been regularly mown and Fields 37 and 39 previously formed part of the arable rotation. The land is generally sound and readily accessible to four wheel drive vehicles. Trough water is provided in fields 37 – 39 and elsewhere there is natural water to most fields available from either burns or man-made scrapes and ponds. The land normally carries up to 120 mainly spring calving suckler cows with all progeny fattened on a 18-21 month system. Approximately half are in-wintered and the rest out-wintered, for which the land is ideal.

There is the opportunity to develop the shooting element in lots 1 and 4, whilst lot 4 also offers commercial woodland planting potential.

The farm buildings include two modern cattle courts and a covered former silage pit together with two extensive ranges of traditional buildings, parts of which would lend themselves to residential conversion—subject to all requisite consents.

Belford Mains Farmhouse is a lovely detached, two storeyed dwelling which enjoys spectacular views, particularly to the coast. The house is now in need of modernisation, but provides the scope to create an excellent family home.

Additionally, there is a terrace of three modernised, traditional farm cottages which form the basis of a successful holiday letting business.

Interested parties should note that three further cottages (The Forge, Bamburgh View and No 4 Cottage) are separately owned by family members. If required, The Forge and Bamburgh View may be available to purchase by separate negotiation.

Holiday Letting Business

The Vendors have used the three cottages to establish a very successful holiday letting business which is 4.9* rated. Rents range from £305/week to £885/week and the cottages are let on average for approximately 40 weeks each year.

Planning

It is thought that the two traditional ranges of farm buildings would be suitable for residential conversion—subject to all normal consents.

Class Q Permitted Development Rights (for which prior approval is needed) currently provides for the conversion without planning consent of agricultural buildings into residential use — subject to certain conditions and caveats.

Woodland and Forestry Potential

The existing woodland extends to 4.7 acres only. There are no Forestry Commission Schemes in place.

Although no enquiries have been made of the Forestry Commission, it is thought that much of lot 4 would lend itself to the establishment of commercial woodland (or alternatively sporting cover or shelterbelts) for which grants are currently available under the English Woodland Creation Offer.

Agri-Environmental Schemes

The farm is currently in two separate five year Countryside Stewardship Agreements. Agreement No 117899, in the name of the Vendors, covers lots 1 and 4. It began on 1 January 2021 and includes various management prescriptions which attract a current annual payment of £7,860. The second Agreement is in the name of the outgoing FBT Tenant. This began on 1 January 2023. The annual payment is approximately £10,900.

The farm is well suited to a much larger scheme through the Sustainable Farming Incentive 2024 Expanded Offer, but the rules are in a state of flux which means that, whilst both Agreement holders are willing to work with the Purchaser(s) to ensure that the Purchaser's preferences are achieved, that will depend upon the rules prevailing at the time. The default position is that the Purchaser(s) will be obligated to take over the schemes.

Sporting

The sporting rights are not currently exercised, but the land in the western half of the farm could be developed into a useful driven shoot with the judicious planting of woodland and game crops. There are a number of scrapes and small ponds suitable for duck flighting.

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

The property is offered for sale as a whole or in any combination of the following lots:

- Lot 1:** 62.38 acres including the farmhouse, farm cottages, farm buildings, 32.60 acres permanent grass and 20.68 acres rough and woodland grazing.
- Lot 2:** 144.60 acres including 144.41 acres arable.
- Lot 3:** 177.67 acres including 177.13 acres arable.
- Lot 4:** 463.56 acres including approximately 287.21 acres permanent grass and 168.31 acres rough grazing and hill.

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.

Method of Sale

The property is offered for sale with vacant possession by Private Treaty with Entry by arrangement between the parties.

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 BELFORD MAINS FARM

Lot 1

(62.38 acres including four dwellings and the farm buildings).

The Farmhouse

The farmhouse is a medium sized, detached, two storeyed, dwelling thought to date from the early 19th century. It is located a short distance to the east of the farm steading and commands stunning views, especially to the east. A private wood lined driveway links the house to the minor public road to the east.

The house is built out of dressed sandstone under Welsh slate covered roofs. Internally there are panelled doors and operable window shutters throughout together with pine flooring and moulded ceiling cornices to the principal rooms. Full oil fired central heating is installed.

The accommodation, as shown on the accompanying layout plans, includes:

Ground Floor: Hall leading to inner lobby with stairs off, walk-in understairs store providing access to small cellar; sitting room including fireplace with shelved display alcoves either side; drawing room with fireplace housing wood burning stove; dining room containing fireplace with tiled inlay, marble surround and over mantle; three quarter glazed sun room; fitted kitchen including Smeg double oven, microwave and coffee machine, multi-fuel stove, extensive base unit range, central island and breakfast bar with integral induction hob all with polished granite worktops; rear entrance vestibule with secondary stairs off; back kitchen with extensive range of wall and floor units with laminate worktops.

First Floor: Landing; four double bedrooms; one single bedroom; shower room containing shower cubicle, WC and wash hand basin.

To the rear of the house the secondary stairs provide access to a first floor office (or sixth bedroom) above the back kitchen.

Outbuildings: There are various outbuildings which include:

- 1) Stone and slate built boiler room/utility area attached to the west gable.
- 2) Low level stone and slate built range linked to the rear of the house containing a separate WC and various stores.

Gardens: To the front and sides there is a medium sized garden laid principally to lawn with a scattering of fruit trees and a tarmacadam car standing area to the front which links to the private tarmacadam driveway to the east. There is a small enclosed concrete yard to the rear.



Belford Mains Farmhouse

Total area: approx. 238.6 sq. metres (2568.1 sq. ft)

For Identification Only. Not to Scale.



Ground Floor



First Floor



The Cottages

A terrace of three single storeyed former farm cottages, known as Mains (No 1), Moor View (No 2) and Curlew (No 3), located a short distance to the north of the farm steading and built out of an attractive random sandstone under Welsh slate covered roofs. Full uPVC double glazing and full oil fired central heating is installed. The cottages have been tastefully upgraded with numerous interesting features which include large stone inglenook fireplaces, areas of exposed natural stonework, ceramic tiled floors to the utility areas, pine stained traditional farmhouse style ledged and braced doors and exposed beamed ceilings. The cottages enjoy lovely views both to the front and rear.

The accommodation within each is broadly similar and, briefly, is as follows:

Entrance hall; shower room with three piece suite; well equipped galley kitchen/breakfast room; spacious sitting room with patio door to rear; double bedroom with ensuite shower including shower cubicle, WC and pedestal wash hand basin; twin bedroom.

No 3 Cottage has an additional single bedroom and a bathroom instead of a shower suite.

Outbuildings: There is a small range of stores to the front of No 3. The northern half of the range is owned by the owner of No 4 Cottage and is excluded.

Gardens: To the immediate front there is a stone flagged path and adjoining hardcore car standing area. There are small lawned gardens to the rear, each of which includes a flagged patio and a brick built barbecue.



Farm Buildings

The farm steading occupies a relatively level site to the rear of the farmhouse. The buildings include:

- 1) **Traditional range** (33.7m x 19.6m) built out of stone under slate and Big Six and containing a barn and two former hemmels.
- 2) Extensive **traditional range** including: former cart shed; workshop; various stores; barn; hemmel with twin apex roof; former meal house with granary loft over.
- 3) Five bay steel framed Nissan style **implement store** (23.0m x 13.5m) with twin apex roof and corrugated iron cladding.
- 4) Small block built range directly to the south of No 1 Cottage housing the private water supply system equipment including 10,000 litre water tank, pumps, pressure vessels, UV filter system, water softener and ancillary equipment.
- 5) Five bay steel portal framed, open fronted **general purpose shed/cattle court** (30.6m x 15.3m) with concrete panel walls, space board side cladding all under Big Six.
- 6) 60 tonne **Simplex wet grain store**.
- 7) Eight bay steel portal framed **cattle court** (36.6m x 27.6m) with raised central passage, block walls, space board side cladding, Big Six sheeted roof.

There is a large hardcore stackyard area directly to the south.

- 8) Range comprising:
 - a) Six bay steel portal framed **former silage pit** (27.4m x 12.2m) with sleeper web walls under Big Six.
 - b) Lean-to covered **cattle handling system**.
 - c) Steel portal framed, corrugated iron clad, open fronted **meal house** (12.2m x 5.5m) under Big Six.

The Land

A regularly shaped parcel surrounding the dwellings and farm buildings and including 32.6 acres of permanent grass of which some 27 acres have, in the past, been in arable rotation, and 20.68 acres of rough and woodland grazing.

Lot 2

(144.60 acres or thereabouts).

A well shaped block of extremely productive arable accommodation land comprising five large well shaped fields with direct access off the public road to the west.



Lot 3

(177.67 acres or thereabouts).

A second well shaped parcel of arable accommodation land with minimal waste and excellent access both off the adjoining public roads and via internal hard track.

Lot 4

(463.56 acres or thereabouts).

The land within lot 4 runs from good quality permanent grass in the north east quadrant to areas of pure peat and heather hill in the south west. The land is generally sound and readily accessible to four wheel drive vehicles. There is a good internal hardcore track off the B6349. It is thought that much of lot 4 would lend itself to afforestation. In the event that lot 4 is sold separately then a further right of access will be granted along the track running through the north side of lot 1.

MISCELLANEOUS INFORMATION

Tenure

Freehold.

Local Taxation and EPC Rating

Property	Council Tax Band	RV	EPC Rating
Farmhouse	F		-
No 1 Cottage)	E
No 2 Cottage) £7,600	E
No 3 Cottage)	E

Sporting

The sporting rights are included.

Services

Electricity – mains electricity is connected to all dwellings and to the farm stabling.

Water – all dwellings, the farm buildings and a number of field troughs are served by a private spring supply. Full details of the system are included in the Information Pack.

Drainage – private.

Central Heating – full oil fired central heating to all four dwellings.



Local Authorities

1. Northumberland County Council
County Hall, Morpeth, Northumberland, NE61 2EF
T: 0845 600 6400
W: 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
3. Northumbrian Water
Customer Centre, PO Box 300, Durham, DH1 9WQ
T: 0345 733 5566
W: www.nwl.co.uk
4. Rural Payments Agency
Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH
T: 0191 226 5000
W: www.rpa.gov.uk

Timber

All standing and fallen timber is included in the sale.

Minerals

The mineral rights are specifically excluded by virtue of the 1923 Indenture. There is evidence of old coal workings within parts of lot 4 and a former sandstone quarry in enclosure 30.

Tenancies

The entire property is available with vacant possession.

Statutory Designations

1. The farm lies within a Nitrate Vulnerable Zone.
2. The farmhouse is Grade II listed.
3. Virtually all of lot 4 is classified as Less Favoured Area of which some 231 acres are Severely Disadvantaged and the rest Moorland.
4. Enclosures 29, 30, 31 and 33 are classified as Open Access Land under the CRoW Act 2000.

There are no other known Special Landscape Designations, Scheduled Monuments, Listings or other potentially prejudicial statutory notifications affecting the property.

Wayleaves and Easements

1. Two bridle paths run through the farm.
2. There are various easements in favour of the owners of the three cottages in separate ownership.
3. There is a small annual electric wayleave payment.

Development Clawback

The sale will include provision for a twenty five 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. The clawback will not apply to any re-development of the immediate steading area for residential or commercial use.

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 Royal Bank of Scotland Plc base rate.

b) **Ingoing:**

In addition to the purchase price the Purchasers will be required to take over at valuation the items described below. The valuation will be made by two Valuers, one representing the Vendors and the other the Purchasers. Failing agreement between the Valuers, the valuation will be referred to the decision of a single Arbitrator to be appointed by mutual agreement and, failing agreement, by the President for the time being of the Royal Institution of Chartered Surveyors. Each party will be responsible for meeting its own valuation costs.

- 1) Any growing crops on the basis of the cost of seed, sowing, fertiliser, chemical and ancillary costs plus an allowance for enhancement. CAAV costings will be used where relevant.
- 2) All silage, hay, straw, FYM and other produce at market value.

- 3) All fertiliser, chemicals, seed, oils, fuels and other items in store not required by the Vendors at cost.

The valuation will be undertaken on or immediately before the date of completion with payment being made to the Vendors within seven days thereafter, failing which interest will become payable on the outstanding balance at 4% above the Royal Bank of Scotland PLC base rate.

- c) No claim will be made in respect of the residual manurial values of fertiliser and lime or for unexhausted manurial values.
- d) The Purchasers will not be entitled to make any claim or set-off whatsoever in respect of any dilapidation or other item or matter.
- e) The Vendors shall be responsible for any rates, taxes and other burdens up to the date of Completion of Sale. Where necessary all rates, taxes and other burdens will be apportioned between the Vendors and the Purchasers as at the completion date.

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 sales 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 October 2024.





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.

Map No	RLR/O.S No	Current Description (acres)					Gross Area (ac)	Gross Area (ha)
		Arable	Permanent Grass	Rough/Woodland Grazing	Woodland	Other		
LOT 1								
1	NU0932 3197			3.16			3.16	1.28
2	NU0931 4992		4.59	4.59		0.54	9.72	3.93
3	NU0932 3320					0.35	0.35	0.14
4	NU0932 4202			12.92			12.92	5.23
5	NU0932 4423		0.49			0.20	0.69	0.28
6	NU0932 5014		4.25				4.25	1.72
7	NU0932 5632				0.85		0.85	0.34
8	NU0932 5919					4.45	4.45	1.80
9	NU0932 6006					0.74	0.74	0.30
10	NU0932 6639					0.82	0.82	0.33
11	NU0932 7140				0.29		0.29	0.12
12	NU0932 7308		13.58				13.58	5.50
13	NU0932 7333		9.69			0.05	9.74	3.94
14	NU0932 7623					0.27	0.27	0.11
15	NU0932 7642				0.55		0.55	0.22
		0.00	32.60	20.68	1.69	7.41	62.38	25.24
LOT 2								
16	NU0932 9895	28.54					28.54	11.55
17	NU1032 0560	32.91					32.91	13.32
18	NU1032 0721	32.48				0.15	32.63	13.20
19	NU1032 3866	28.08					28.08	11.36
20	NU1032 5243	22.41				0.03	22.44	9.08
		144.41	0.00	0.00	0.00	0.18	144.60	58.52
LOT 3								
21	NU0932 0583	34.63					34.63	14.01
22	NU0932 2343	24.80				0.54	25.34	10.26
23	NU0932 3088	24.03					24.03	9.72
24	NU0932 4949	22.56					22.56	9.13
25	NU0932 5096	26.67					26.67	10.79
26	NU0932 7199	26.56					26.56	10.75
27	NU0932 7257	17.88					17.88	7.23
		177.13	0.00	0.00	0.00	0.54	177.67	71.90
LOT 4								
28	NU0732 6530		7.52				7.52	3.04
29	NU0732 7606			2.87			2.87	1.16
30	NU0831 0497			45.02		0.07	45.09	18.25

Map No	RLR/O.S No	Current Description (acres)					Gross Area (ac)	Gross Area (ha)
		Arable	Permanent Grass	Rough/Woodland Grazing	Woodland	Other		
31	NU0831 3371			61.37		0.62	61.99	25.09
32	NU0831 7873		34.89	4.00		0.42	39.31	15.91
33	NU0832 1420		13.56				13.56	5.49
34	NU0832 2532		0.20				0.20	0.08
35	NU0832 6122		36.78	15.76		3.66	56.20	22.74
36	NU0732 9146		52.69	5.85			58.55	23.69
37	NU0832 3159		33.46				33.46	13.54
38	NU0832 5671		28.44				28.44	11.51
39	NU0832 7975		26.55				26.55	10.74
40	NU0832 8944		12.03				12.03	4.87
41	NU0931 1875		15.99	23.98			39.96	16.17
42	NU0932 0719		25.11	6.28		0.20	31.58	12.78
43	NU0932 0055					0.03	0.03	0.01
44	NU0932 0644			3.18			3.18	1.29
45	NU0932 1826				3.04		3.04	1.23
		0.00	287.21	168.31	3.04	5.00	463.56	187.59

Summary (Acres)

Lot No	Arable	Permanent Grass	Rough/Woodland Grazing	Woodland	Other	Total
LOT 1	0.00	32.60	20.68	1.69	7.41	62.38
LOT 2	144.41	0.00	0.00	0.00	0.18	144.60
LOT 3	177.13	0.00	0.00	0.00	0.54	177.67
LOT 4	0.00	287.21	168.31	3.04	5.00	463.56
Total	321.54	319.81	188.99	4.72	13.14	848.20

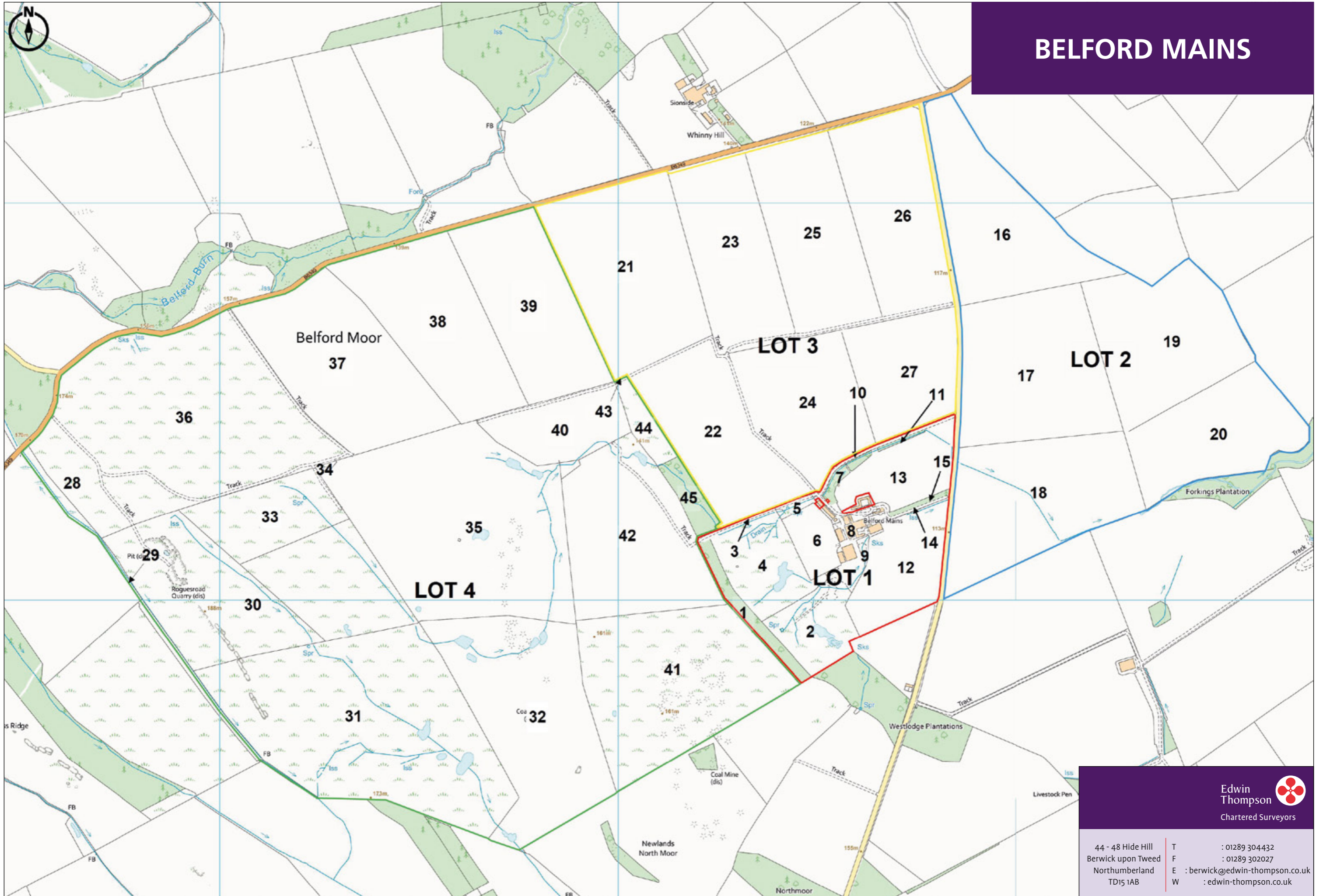
NOTES

Split field apportionments are estimated.

Gross field areas are taken from the Rural Land Register where possible.



BELFORD MAINS



Edwin Thompson
Chartered Surveyors

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