

LOW BARTON FARM

Whittingham, Alnwick, Northumberland



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GSC GRAYS

PROPERTY • ESTATES • LAND



LOW BARTON FARM

WHITTINGHAM, ALNWICK, NORTHUMBERLAND, NE66 4RS

Alnwick 8 miles - Morpeth 15 miles - Newcastle 32 miles
(all distances are approximate)

A DESIRABLE RESIDENTIAL FARM WITH A MOST ATTRACTIVE
PRINCIPAL HOUSE, TWO COTTAGES AND PRODUCTIVE FARMLAND
ALL IN A RING FENCE

Recently refurbished, traditional stone farmhouse with two reception rooms, five bedrooms and three bathrooms.

Traditional stone cottage with two bedrooms and both solar PV and solar thermal renewable energy systems.

Modern three bedroom bungalow.

Excellent range of modern and traditional farm buildings with grain storage, machinery stores, workshops, and barns. Considerable scope for potential development and alternative uses, subject to necessary consents.

Productive Grade 3 farmland currently sown to grass.

Sporting rights and fishing rights on the River Aln included.

About 151.39 acres (61.27 ha)

FOR SALE AS A WHOLE



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Situation

Low Barton Farm is situated just off the A697 between Longframlington and Powburn in a particularly attractive area about eight miles due west of Alnwick known as the Vale of Whittingham.

It lies on the north bank of the River Aln between Northumberland's National Park and the beautiful Northumberland coastline, an area renowned for its fertile soils and rolling countryside. It is predominantly south facing and has stunning views.

The nearest local shop is in Glanton about 1 ½ miles away and both Glanton and Powburn (3 miles). The market town of Alnwick (8 miles) is easily accessible and provides a full range of shops, services, supermarkets, and leisure facilities as well as the stunning Alnwick Castle, seat of the Dukes of Northumberland, which attracts a huge number of visitors to the area.

Road access is excellent with the A1 at Alnwick and Alnmouth train station on the East Coast Main Line providing regular services to Edinburgh, Newcastle and London. The nearest airport is Newcastle International Airport with regular domestic and international flights.





Description

Low Barton Farm is a first class, residential farm with an attractive and beautifully presented farmhouse, two cottages, an excellent range of modern and traditional farm buildings all ring fenced by approximately 150 acres of productive, Grade 3 farmland.

Considerable investment has been made in the property in recent years with a recent refurbishment of Low Barton Farmhouse and Cottage and the construction of a new grain store with approximately 700 tonnes of grain storage. Two new wooden garages have been erected for the farmhouse and main cottage and there is considerable scope to use the open fronted barn and the old two storey brick-built granary for a range of alternative uses.

The farmland is currently let on an annual grazing licence to a neighbouring farmer and was sown to long-term grass

leys in 2011 to improve soil structure and fertility following a long period of continuous arable cropping. Vacant possession of the land will be available on expiry of the grazing licence 30/12/2022.

The Farmhouse

Low Barton Farmhouse is an attractive, stone-built house on two floors with a pitched slate clad roof. It has spacious accommodation which has been recently refurbished to provide comfortable, modern family living. The house faces south and is situated in the heart of the holding and benefits from outstanding views across the valley.

The accommodation comprises:

Ground Floor – Hall, living room, dining room, farmhouse

kitchen with Rayburn, larder, utility/boot room, WC and rear hall.

First Floor – Four bedrooms, two en-suite bathrooms, family bathroom, storage area/ linen cupboard and attic access.

Annex – Adjoining the back entrance is a separate annex with bedsit, store and cloak room ideal for a groom or to use as the farm office.

Space has been left for (potential) alfresco entertainment, a walled garden, stabling or similar' on the eastern side of the house and a pretty garden to the south and west enclosed with tall mature beech hedges and an area of sheltered woodland behind.



Low Barton Cottage

The farm is approached over a long private, tarmacadam drive, dividing at the house, with a separate access to the farmyard behind the woodland shelter belt. There is a large area of parking for the house as well as a new wooden two bay garage and adjoining office and store.

Low Barton Farm Cottage

Low Barton Farm Cottage is a traditional stone-built single storey cottage, which has been recently refurbished. The property is south facing with a private garden, detached double garage and outdoor stores. Roof mounted Solar PV and Solar Thermal provides efficient green energy to the cottage, with excess electricity exported to the grid with a Feed in Tariff.

The accommodation comprises: A large living room, spacious kitchen, boot room two bedrooms, en-suite bathroom and separate shower/bath room.

Both the living room and kitchen have patio doors which open onto the garden terrace.

South View Cottage

South View is a modern, single-storey cottage, with spacious living which takes full advantage of the lovely southerly views. It is built of built of reconstituted stone under a tile roof and is double glazed throughout.

The accommodation includes a hallway, large living room and kitchen/breakfast room, utility and WC, three bedrooms and family bathroom. Integral single car garage.

It is understood that the cottage was built for an agricultural worker to support the farm activities and although currently occupied will be available with vacant possession on completion of the sale.



Low Barton Farmhouse

Approximate Gross Internal Area

2250 sq ft - 209 sq m



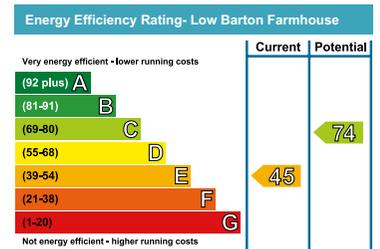
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

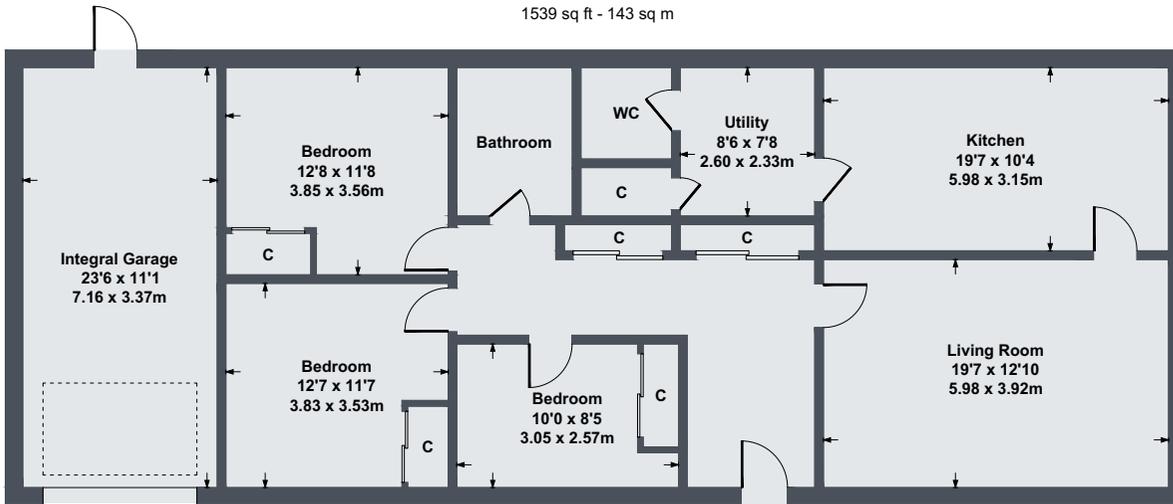
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



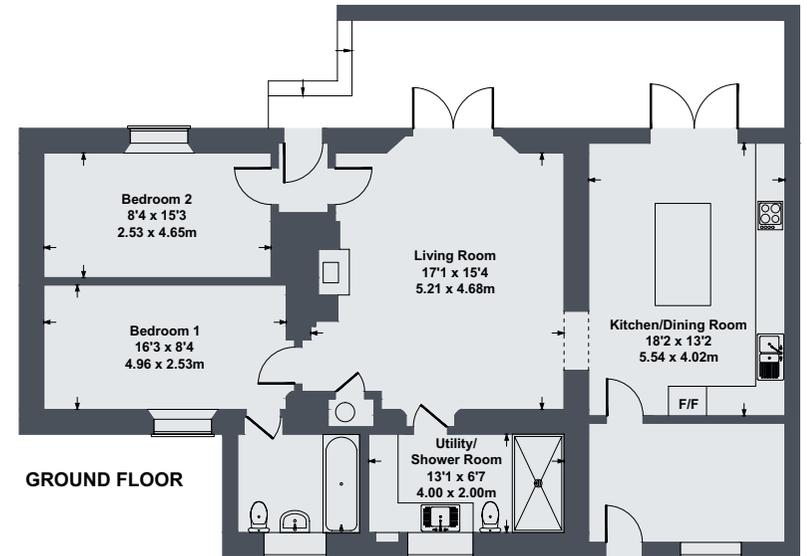
South View Bungalow

Approximate Gross Internal Area
1539 sq ft - 143 sq m



Low Barton Farm Cottage

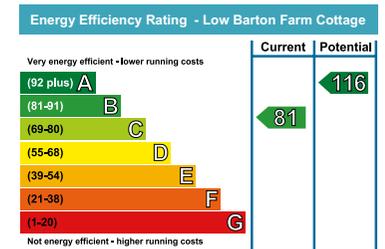
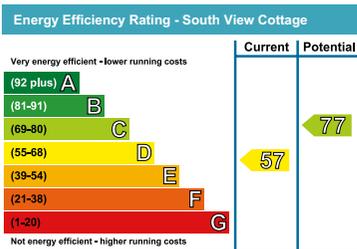
Approximate Gross Internal Area
1173 sq ft - 109 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022





Farm Buildings

The excellent range of modern and traditional buildings are centred around the farmyard and accessed via a separate farm track.

The farm buildings include, a newly constructed grain store, a secondary general purpose shed, an open fronted barn, and a traditional stone and brick-built double storey granary.

The block plan below shows the layout of the steading.

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Granary / Workshop	Traditional stone and brick -built granary with first floor grain loft and ground floor workshop and store. Insulated, box profile metal roof	370 m2
2	Garage (Farmhouse)	4-bay detached garage, constructed of wood under a slate roof and concrete floor. Mains electricity supply and LED lighting.	64 m2
3	Garage (Low Barton Farm Cottage)	2-bay detached garage constructed of wood under a slate roof and concrete floor. Mains electricity supply and LED lighting.	32 m2
4	Stables	Two stables of brick construction and rendered over, asbestos sheet roof and concrete floor.	35 m2
5	Open fronted Pole Barn	11 bay timber frame, corrugated iron roof and side cladding and earth floor.	120 m2
6	General Purpose Shed	Steel portal frame, asbestos roof, and corrugated iron side cladding with concrete block walls to 2m and concrete floor	160 m2
7	Machinery Store	General purpose open-fronted machinery store, mainly of brick construction with metal, box profile roof and concrete floor.	110 m2
8	Principle Grain Store (inc. Lean-to)	Fibre cement roof sheeting and box profile side cladding and concrete floor. Grain retaining concrete wall panels providing approximately 700 tonnes of grain storage. Mains electricity supply and LED security lighting. Lean-to (east) - fibre cement roof and box profile side cladding and concrete floor. Mains electricity supply and LED lighting.	500 m2



Farmland

The land is good quality, grade 3 farmland capable of producing a wide range of spring and autumn crops and a long grazing season under grass. It extends in total to approximately 151.39 acres (61.27 ha) within a ring fence.

The soils are described on LandIS maps as slowly permeable loamy and clayey soils. The field parcels are of a good workable size, suitably well fenced for livestock and have access to water troughs.

The southern boundary is generally marked by the centre of the River Aln with the southwest corner including both banks. This is a small river at this stage with only the occasional spate flood which drains away very quickly. The fishing rights are included along the length of this boundary covering about 1 mile, although no formal catch records exist.

There are no Environmental/Countryside Stewardship Schemes in operation on the farm. The land does not fall within a Nitrate Vulnerable Zone.

General Information

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

We understand that there is a public right of way over the farm.

Services

The farm is supplied with mains electricity and metered mains water (Northumbrian Water). The meter is at Shawdon Farm with a private branch supplying Low Barton Farm. Separate sub-meters are connected to this supply which serves Barton House and Barton House Cottage located across the road. Drainage is private.





Central heating is by oil fired boiler (recently replaced) for the farmhouse and by electricity in both cottages. There is also a fibre optic broadband connection.

Local Authorities

Northumberland County Council. Tel: 01670712311

Alnwick District Council. Tel: 01665602574

Council Tax

Low Barton Farmhouse – Band G

Low Barton Farm Cottage – Band D

South View Bungalow – Band D

EPCs

Low Barton Farmhouse – E (45)

Low Barton Cottage – B (81)

South View Bungalow – D (57)

Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The Non-SDA Basic

Payment Scheme (BPS) payment for the 2022 season will be retained by the Seller. The BPS Entitlements will be included in the sale.

Method of Sale

Low Barton Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the sale plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen Timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Holdover

The seller reserves the right of holdover in respect of crops held in store following the 2022 harvest for up to six months following completion.

Solicitors

Shakespeare Martineau Solicitors
Contact: Holly Lockley 0116 281 6943,
holly.lockley@shma.co.uk

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 897 627. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions (NE66 4RS)

Low Barton Farm lies on the A697 (Newcastle to Edinburgh Road) about 3 miles south of Powburn. The entrance to the farm is located directly off the A697 on the east side of the road, approximately 1 mile northeast of Whittingham Village. It is marked by a GSC Grays Sale Board.

What3words Reference: alert.estimated.airbase

Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof

Overseas purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

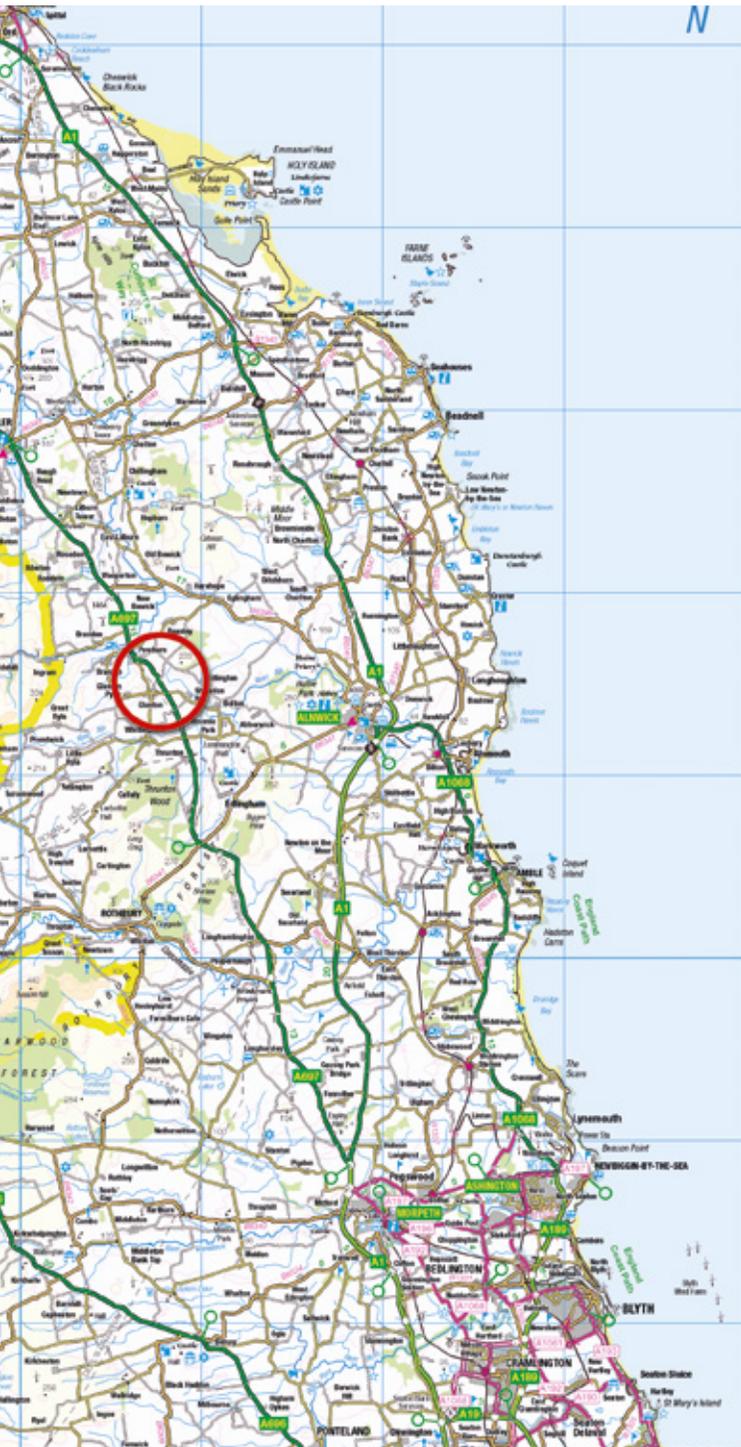
Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoing shall be apportioned between the seller and the purchaser(s) as at the date of completion.





Field No.	Sheet ID	Parcel ID	Area (ha)	Area (ac)	Description
1	NU0812	6988	8.53	21.07	Pasture
2	NU0912	0199	6.43	15.89	Pasture
3	NU0912	0283	4.91	12.13	Pasture
4	NU0912	3194	5.42	13.40	Pasture
5	NU0912	5280	16.00	39.55	Pasture
6	NU0812	8946	1.02	2.52	Riverbank
7	NU0912	0460	10.41	25.73	Pasture
8	NU0812	8667	0.33	0.83	Grass Paddock
9	NU0812	8340	0.22	0.55	Riverbank
10	NU0812	7653	4.60	11.37	Pasture
11	NU0912	4175	0.37	0.91	Wood
12	NU0812	8283	0.13	0.32	South Railway Wood
13	NU0812	8495	0.64	1.59	North Railway Wood
14	NU0912	7575	0.44	1.09	Riverbank
15	NU0812	6988	0.47	1.17	Riverbank
16	N/A	N/A	1.32	3.27	Farmstead
TOTAL			61.27	151.39	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2022

Photographs taken: Summer 2022



LOW BARTON FARM

Whittingham, Alnwick, Northumberland



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