



THRUNTON LOWFIELD FARM
Whittingham, Alnwick, Northumberland





THRUNTON LOWFIELD FARM

WHITTINGHAM, ALNWICK, NORTHUMBERLAND, NE66 4RT

Alnwick 7 miles, Morpeth 14 miles, Newcastle 31 miles
(all distances are approximate)

A WELL EQUIPPED, PREMIUM GRASSLAND FARM WITH EQUINE
PEDIGREE, TRADITIONAL STONE FARMHOUSE AND NEW
CONTEMPORARY COTTAGE ALL IN A RING FENCE

Modernised and extended, traditional stone-built farmhouse
with 3 reception rooms, 3 bedrooms, bathroom, and shower
room. Tremendous views and a mature garden

Newly completed, contemporary designed, detached cottage with 3 bedrooms

Excellent range of modern and traditional farm buildings with
quality American Barn stabling and potential development
with alternative uses, subject to necessary consents

Productive Grade 3 farmland

Private spring fed water supply and freshwater course

Sporting rights included

About 156.66 acres (63.39 ha)

FOR SALE FREEHOLD AS A WHOLE



15-17 High Street, Boroughbridge, North Yorkshire, YO51 9AW

Tel: 01423 590500

www.gscgrays.co.uk

boroughbridge@gscgrays.co.uk





The Farmhouse



The Farmhouse



The Farmhouse



The Farmhouse



The Farmhouse

Situation

Thrunton Lowfield Farm is situated just off the A697 between Longframlington and Powburn in a particularly attractive area of North Northumberland known as the Vale of Whittingham about 7 miles due West of Alnwick and the A1.

It lies to the South of the River Aln between Northumberland's National Park and the beautiful Northumberland coastline and in an area renowned for its fertile soils and rolling countryside. It is predominantly south facing and has stunning views towards the Cheviot Hills.

The nearest local shop is in Glanton about 2 ½ miles away and Powburn (4 miles) has a petrol filling station and local store. The market town of Alnwick (7 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, situated off the A697 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.

The nearest local primary school is Whittingham C of E with secondary schools in Alnwick, Morpeth and further afield such as Longridge Towers.

Description

Thrunton Lowfield Farm is a most attractive and productive grassland unit, extending in total to about 156.66 acres (63.39 ha) with excellent fixed assets including a traditional stone-built farmhouse, a separate modern three-bedroom detached cottage, a good range of modern and traditional farm buildings with potential for further development and first-class Monarch stabling in an American Barn style setting.

The farm has been well maintained with considerable investment made in keeping the farmhouse up to standard, the buildings in good shape and most recently in replacing an old 1960's cottage with a delightful, contemporary style cottage which is currently let as successful holiday accommodation. The farm is well known locally for having grass even in the driest of years and for the quality of its livestock. Thrunton Lowfield has been well-known too as an equine stud.

The farmland is currently farmed partly in-hand and partly let on an annual grazing licence. The farmhouse is occupied by the family and the cottage on short-term holiday lets. Vacant possession of the whole property will be available on completion of the sale.



The Farmhouse



The Farmhouse

The Farmhouse

The traditional stone-built farmhouse has recently been extended and now provides spacious family accommodation with a large farmhouse kitchen, separate dining room, living room, sunroom and a lovely main sitting room. It has three good bedrooms upstairs, as well as a family bathroom and shower room with scope to extend out over the flat roof extension if required.

The accommodation comprises:

Ground Floor – Hall, living room, dining room, sunroom, sitting room farmhouse kitchen, utility/boot room, WC, office and rear hall.

First Floor – Three bedrooms, family bathroom, shower room, storage area/linen cupboard and loft access.

There is a useful gravel parking area and access to a single car garage at the rear of the house with a delightful South facing mature garden to the front.

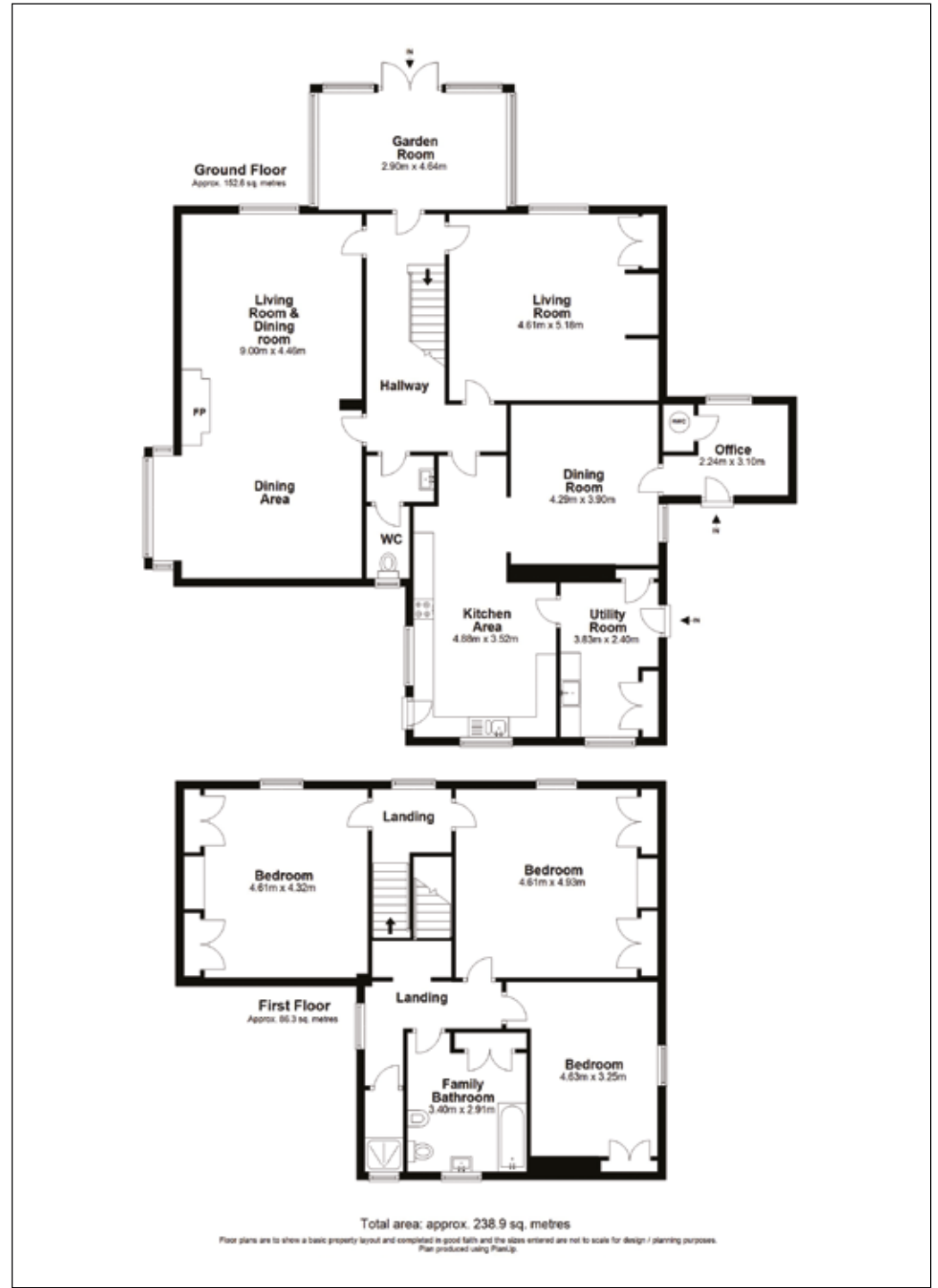
The farm is approached over a long, tarmacadam drive, past the house and on the steading to the West.

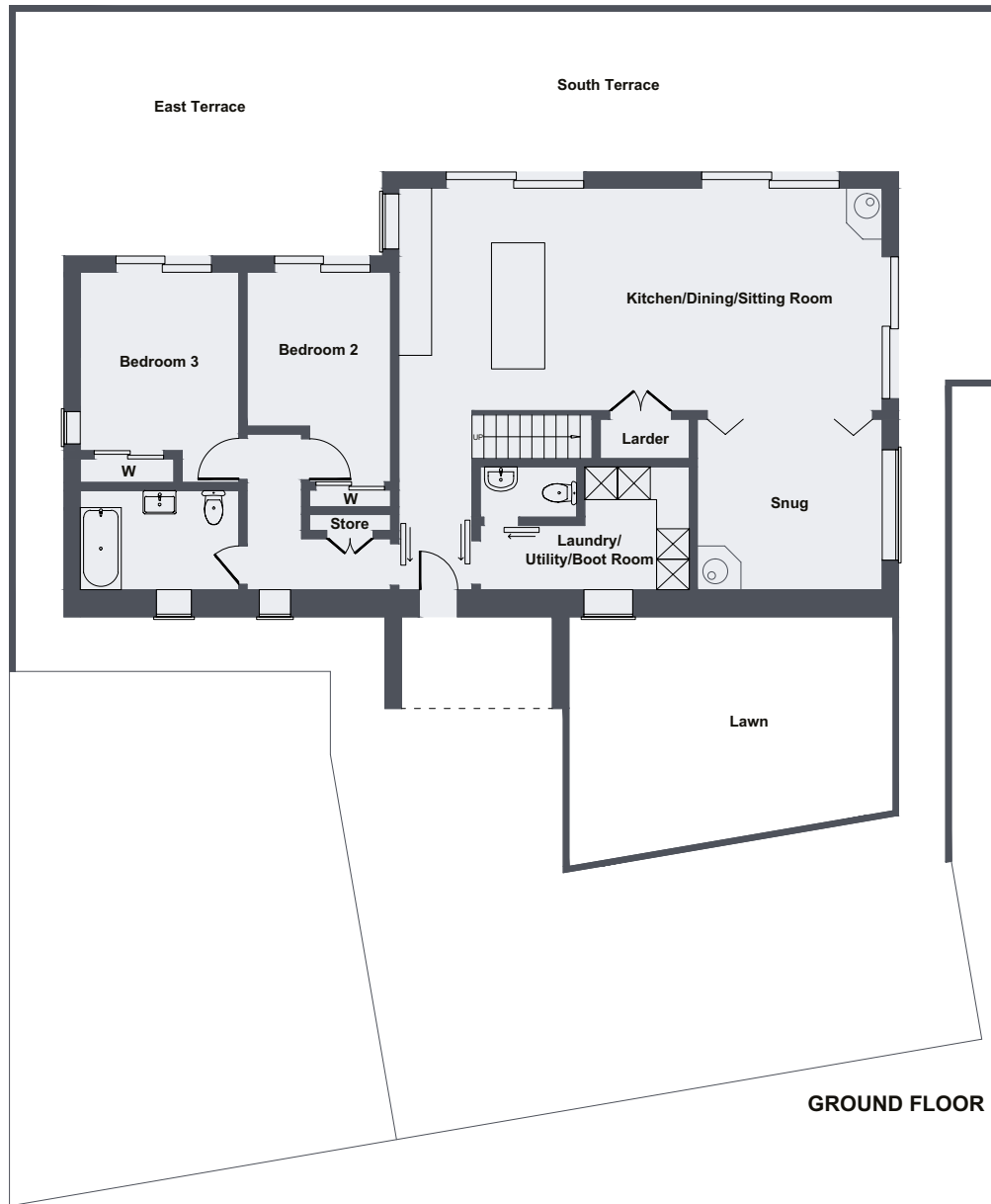
Swallow's Rest

Swallow's Rest was built to replace an old 1960's farm cottage in 2021. It is a detached contemporary building in a lovely south facing position. It is built of modern stone construction, stone faced, and timber clad above, with large picture windows making the most of the tremendous views, externally there is an electric car charging point. There is open plan living downstairs as well as two bedrooms, a walk in accessible wet room, utility and WC. Upstairs is a galleried landing and large master bedroom suite containing a roll top bath, and a balcony overlooking the far-reaching views.

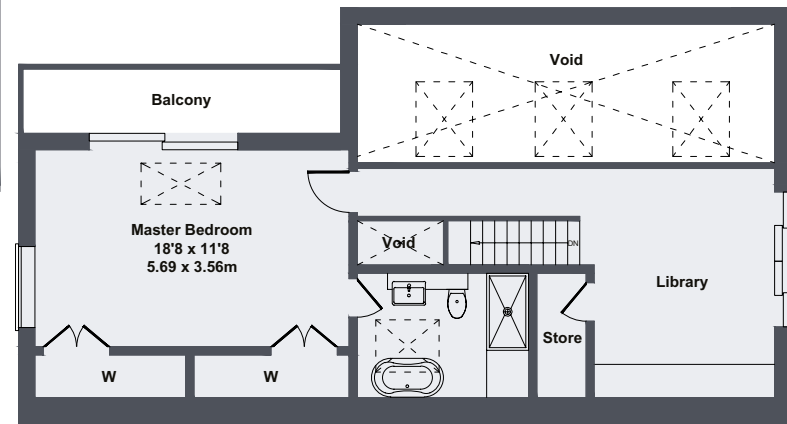


The Farmhouse





GROUND FLOOR



FIRST FLOOR

Swallows Rest

Approximate Gross Internal Area

1981 sq ft - 184 sq m

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. 2023



Swallow's Rest



Swallow's Rest



Swallow's Rest



Swallow's Rest



Swallow's Rest



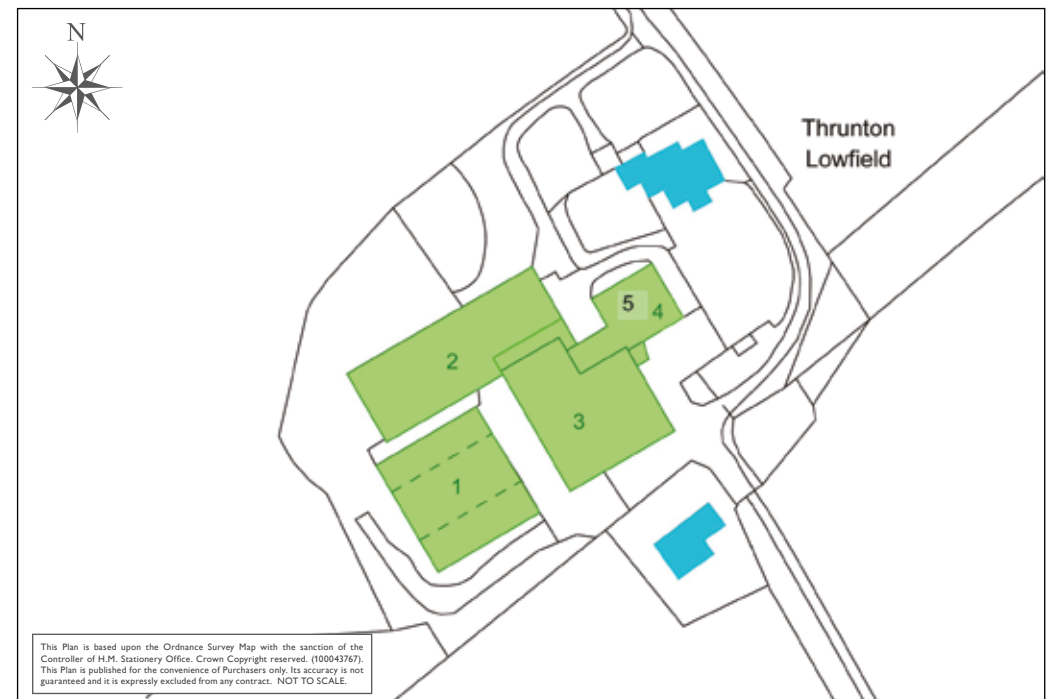
Swallow's Rest

Farm Buildings

The farm buildings are good mix of modern cattle courts, stables and general-purpose sheds alongside traditional stone byres and stores and provides good facilities in which to manage the equine stud and livestock enterprises. The space is adaptable and flexible and can be added to as required. The stone range, in part, houses the modern water treatment system from the private spring fed supply but offers scope for conversion for a range of uses or for anyone wishing to expand the holiday letting enterprise, subject to planning.

The block plan below shows the layout of the steading.

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Pair of Open Fronted Cattle Courts	6 bay, steel frame with profile side and roof cladding and concrete floors. Central feeding area	400 m ²
2	General Purpose Shed	9 bay, steel portal frame with concrete panel walls (6'), profile side sheeting and corrugated roof sheets. Concrete floor. 48m x 15m Incorporating 8 x Monarch loose boxes	720 m ²
3	General Purpose Shed	6 bay, steel portal frame with lean-to. Concrete floor. 27m x 22m	594 m ²
4	Garage	Stone and brick with a corrugated roof	-
4	Traditional Range	Stone and slate including former byres, stores and now housing the water pump and storage tank	208 m ²
5	Machinery Store	Adjoining the traditional range. Open fronted, 2 bay, steel frame mono-pitch shed with profile roof and side sheeting	86 m ²





Farmland

The land is predominantly good quality, Grade 3 land capable of producing a wide range of spring and autumn crops but managed for high quality grass production. With the Coe Burn running through, it also includes two long term 'ridge and furrow' grass fields and amenity woodland in small plantations. It extends in total to approximately 156.66 acres (63.39 ha) within a ring fence.

The soils are described on LandIS maps as slowly permeable clay and loam soils. The field parcels are of a good workable size, suitably well fenced for livestock and have access to water troughs fed from the private spring fed system or from access to water courses.

There are no Environmental/Countryside Stewardship Schemes in operation on the farm at present. It is anticipated that a new owner might wish to explore these options further in the light of changes to Government farming support and the introduction of Environmental Land Management schemes (ELMS) and the growing interest in biodiversity. The land does not fall within a Nitrate Vulnerable Zone.

Filed No.	Temp Grass	Pasture	Woodland	Other	Total (ha)	Total (ac)
1402		0.03			0.03	0.09
1785			1.82		1.82	4.5
2781		7.32			7.32	18.09
Steading				1.34	1.34	3.31
4288		2.46			2.46	6.08
6095	7.57				7.57	18.71
8489		4.37			4.37	10.8
4887			0.05		0.05	0.12
5175		0.15			0.15	0.37
2064				0.35	0.35	0.86
3159		0.38			0.38	0.94
6568	8.81				8.81	21.77
2052	7.43				7.43	18.36
4452	4.01				4.01	9.91
3154				0.6	0.6	1.48
4035	2.25				2.25	5.56
5324		0.68			0.68	1.68
2221	4.92				4.92	12.16
3912	8.85				8.85	21.87
	43.84 ha	15.39 ha	1.87 ha	2.29 ha	63.39 ha	156.66 ac





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.

The farm has a green lane running through it.

Manorial & Mineral Rights

Manorial & mineral rights are believed to be excluded from the title.

Services

The farm is supplied with mains electricity and water from a private spring fed supply with filtration system at the steading. A new upgraded sewerage system was installed in 2021 and has scope for further capacity if required.

Central heating in the farmhouse and cottage is by LPG. There is also a fibre optic broadband connection.

Local Authorities

Northumberland County Council. Tel: 01670712311
Alnwick District Council. Tel: 01665602574

Council Tax

Thrunton Lowfield Farmhouse – Band G
Swallows Rest – TBC by council

EPCs

Thrunton Lowfield Farmhouse – F (32)
Swallow's Rest Cottage – C (77)

Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The Non-SDA Basic Payment Scheme (BPS) payment for the 2023 season will be retained by the Seller. The BPS Entitlements will be included in the sale.

Method of Sale

Thrunton Lowfield 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.

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

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

Timber

All standing 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 2023 harvest for up to six months following completion.

Farm Sale

The seller reserves the right to hold a farm sale within six weeks of the date of completion.

Solicitors

Hethertons Solicitors, Boroughbridge, York YO51 9AR
Contact: David Hallam
Tel: 01423 322940

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 4RT)

Thrunton Lowfield Farm lies on the East side of the A697 about 20 miles North of Morpeth and 12 miles South of Wooler. Heading North on the A697, drive through Longframlington and on up towards Thrunton. Continue past the Thrunton turn off and on to the crossroads turning right signpost to Alnwick (7 miles) along the B6341 Garmintedge Bank Lane. Cross over the old rail bridge and the entrance to Thrunton Lowfield Farm is on the right after about 500 meters.

what3words Reference: dorms.ramps.cigar

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

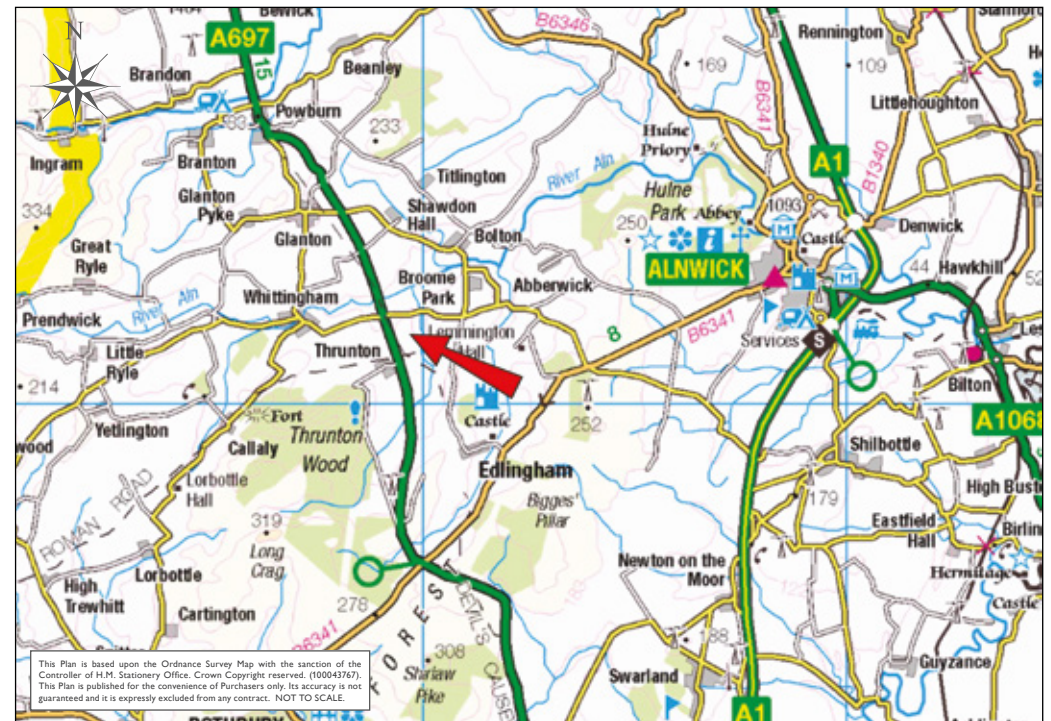
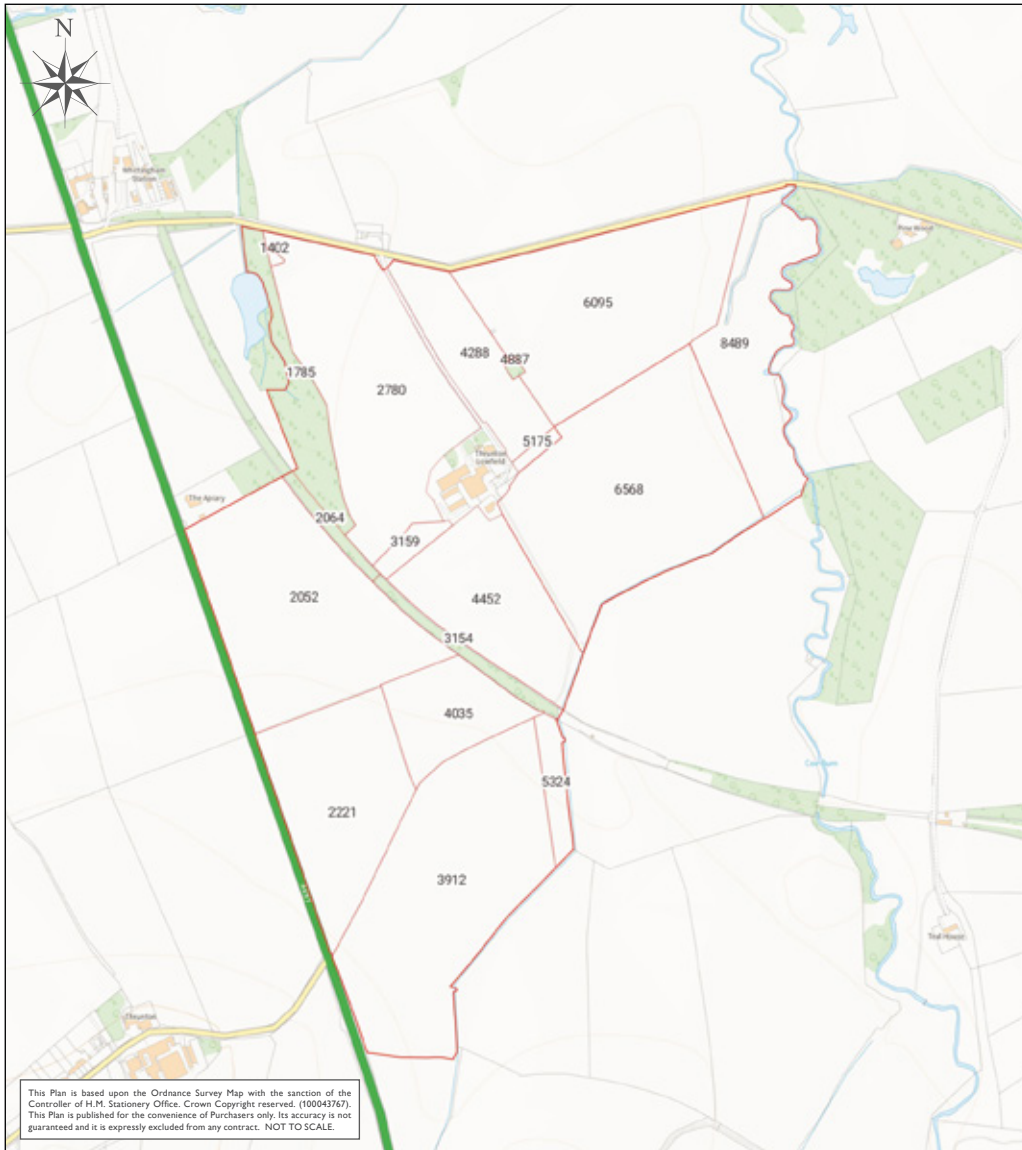
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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 outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.



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: Summer 2023

Photographs taken: Summer 2023

