

WEST FARM  
NEDDERTON

**Galbraith**



# WEST FARM NEDDERTON

## A MIXED FARM IN A PRODUCTIVE & ACCESSIBLE LOCATION

Morpeth 4 miles   Newcastle-upon-Tyne 14 miles

## AVAILABLE AS A WHOLE OR IN ANY COMBINATION OF 8 LOTS

**About 262.07 acres (106.06 Ha) in total comprising 213.53 acres (86.41 Ha) of arable land,  
23 acres (9.3 Ha) of permanent pasture, 22.84 acres (9.24 Ha) of woodland**

West Farm lies on the edge of the rural village of Nedderton, 14 miles to the North of Newcastle-upon-Tyne and only 4 miles from Morpeth. 2.5 miles from the A1, 3 miles from Morpeth Railway Station and 14 miles from Newcastle International Airport.

An attractive 4 bed red brick farmhouse.

Two farm buildings with significant potential for change of use from agricultural to residential use.

About 236.67 acres (95.77) of productive land

An appealing block of mature woodland (about 22.8 acres).

Well-positioned and useful farm buildings.

The property extends to approximately 262.07 acres.

**For sale as a whole or in 8 lots**

## Galbraith

Hexham Business Park  
Burn Lane  
Hexham  
NE46 3RU  
01434 693693  
hexham@galbraithgroup.com



## INTRODUCTION

A rare opportunity to purchase a mixed farm in a productive but accessible location. West Farm lies on the edge of the rural village of Nedderton, 14 miles to the North of Newcastle-upon-Tyne and only 4 miles from Morpeth. The farm is for sale as a whole or in up to 7 separate lots.

The sale includes an attractive red brick farmhouse, productive arable land, an appealing block of mature woodland and some well positioned and useful farm buildings. The house lies within a ring fence of land owned by the seller. The land is split by two minor roads providing good field access. The property extends to approximately 262.07 acres (106.06 Ha) formed by 236.67 acres (95.77 Ha) of productive farmland and 22.84 acres of stunning amenity woodland.

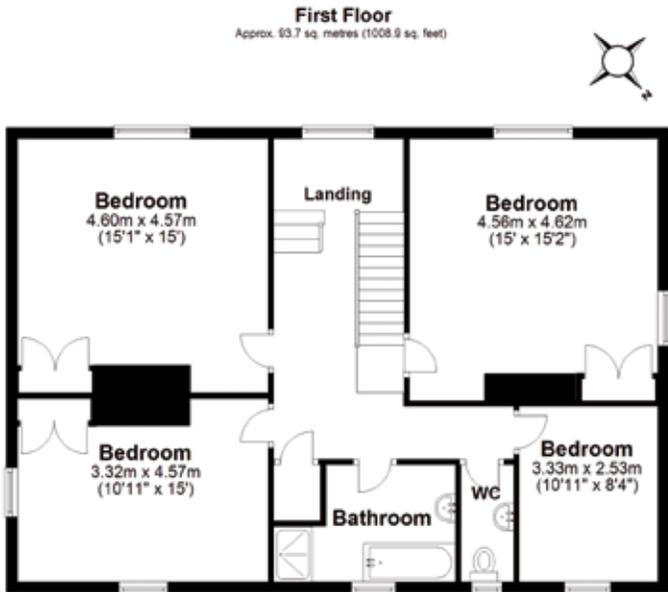
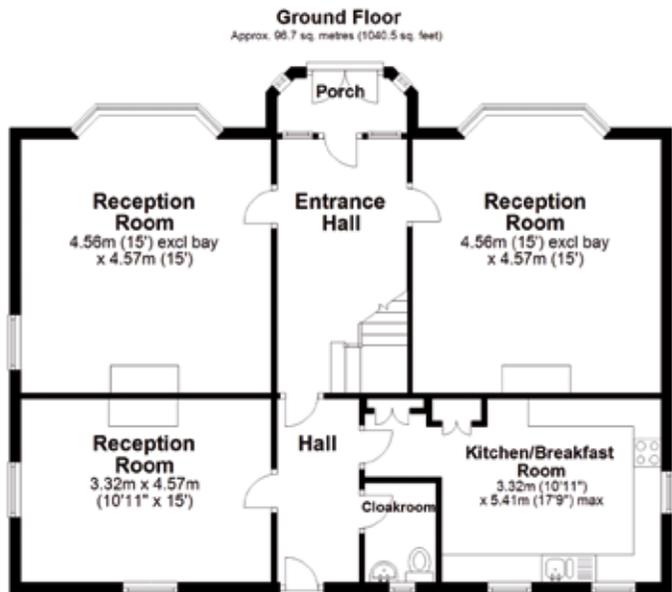
## LOCATION AND SITUATION

West Farm House is located to the south of the thriving market town of Morpeth and on the western fringe of the charming rural village of Nedderton. The property has various local amenities near to it including several schools, shops and supermarkets, a GP surgery and banking facilities all situated within a 5 mile radius. Whilst enjoying a quiet rural location, the regional centre of Newcastle upon Tyne is 14 miles to the South. West Farm has great access to the communications network. The farm is only 2.5 miles from the A1, 3 miles from Morpeth Railway Station and 14 miles from Newcastle International Airport.

## WEST FARM HOUSE (WITHIN LOT 1)

The farmhouse is a handsome detached property which has an appealing red brick exterior and a slate roof providing good family accommodation and whilst a little dated, is well appointed and maintained. There is a farmhouse kitchen and there are 3 reception rooms arranged around a handsome and central staircase. There are 4 good bedrooms and a bathroom on the first floor. The majority of the windows are double glazed. Outside, the property has a pretty garden laid mostly to lawn and a practical outbuilding.





Total area: approx. 190.4 sq. metres (2049.5 sq. feet)

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





Access to the farmhouse is via a shared private driveway that leads to ample parking on a private driveway. The farmhouse benefits from a good degree of seclusion without isolation.

#### BUILDINGS (WITHIN LOT 8)

A Class Q prior notification of change of use from agricultural to residential has been submitted. The farm buildings are in a convenient central position on the property. Situated just off the driveway, the buildings have easy access for cars and farm vehicles alike. There are two general purpose sheds which are close to a convenient stack yard. The current electricity supply runs via a private overhead wire and is sourced from a neighbouring property which is outside of the sale. It is currently disconnected.

Shed 1 75' x 45' (22.85m x 13.7m) – Steel framed general purpose building with fibre asbestos cladding, brick walls and a concrete floor.

Shed 2 75' x 55' (22.85m x 10.65m) – Concrete framed general purpose building with fibre asbestos cladding, reinforced concrete walls and a concrete floor.



## LAND

The land is available in six separate lots. Lots 2, 4 and 5 are predominantly arable land. Access to the land is predominantly from council maintained roads. Lots 2 and 7 share the driveway

to the farmhouse (Lot 1). The farm's altitude ranges from 50-56 metres above sea level and falls slightly towards the North-East boundary. The soils are grade 3 being typical of the area.

The normal rotation of the land has included cereals and oilseed rape. There are approximately 22 acres of permanent pasture which lends itself to grazing and mowing in Lots 3 and 6.



## WOODLAND

Included in the sale are about 22.84 (9.24 Ha) acres of amenity woodland. The key part is known as Netherton Wood on the western fringe of Lot 4. Access to this parcel of woodland is easiest achieved over the field in Lot 4 although a right exists for a 3 metres wide access strip which crosses the lawn of 60b Blossom View.

## GENERAL INFORMATION

### What3words

///snapped.lions.condition

### Viewing

Strictly by appointment through sole selling agent Galbraith, Hexham Office - 01434 693 693.

### Directions

#### Nearest Postcode: NE22 6AR

If coming Southbound on the A1, take the exit towards Stannington Station and Hepscott. After 0.5 miles, turn left onto Station Road. Follow this road for a mile before turning left onto the A192. Take the first right onto the driveway to West Farm. Follow the lane for 500 yards until you reach the farmhouse. If coming northbound on the A1, take the exit towards Bedlington and Hepscott. At the first roundabout take the 3rd exit and at the 2nd roundabout take the 1st exit. Follow this road for 1 mile and then turn right on to Station Road. Follow this road for a mile before turning left onto the A192. Take the first right onto the driveway to West Farm and follow this lane for 500 yards until you reach the farmhouse.

### Tenure

The freehold interest of the property is offered for sale with vacant possession.

### Ingoing Valuation

Assuming completion immediately after harvest there will be no ingoing valuation for tenant rights although the purchaser will be required to take at cost any domestic and farm fuel oils.

### Method of Sale

The property is offered for sale as a whole or in up to 8 lots by private treaty. The vendors reserve the right to conclude negotiations by any other means.

### Overage

West Farm is being offered for sale subject to development value covenants (overage) relating to increases in value arising in connection with the grant of planning permission for change of use. The specific details will be dealt with under the legal documentation. Lot 8 will not be subject to the overage clause.

### Rights of Way, Easements & Wayleaves

The farmhouse can be accessed by a shared driveway which has a pro rata maintenance provision with other users. Access to title number ND121869 is via roadside gates and the main drive. There are also inter-field pass points. The majority of title numbers ND86620 and ND87577 have access from public highway or the main drive. There is a right of way off Station Road for Netherton Wood. The details of such rights must be verified by the purchaser's solicitor.

### Sporting and Mineral Rights

The sporting and mineral rights are included within the sale insofar as they are owned by the Seller.

### Local Authority

Northumberland County Council, County Hall, Morpeth, E61 2EF

**Council Tax** - West Farm - Band F

**Energy Performance Certificate** - Band F

### Environmental and Woodland Stewardship Schemes

There is currently a Countryside Stewardship (middle tier) scheme across the farm which produces an annual income of £16,646. The current CS scheme ends 31/12/2025. A copy of the agreement is available within the Data Room. The woodland is in a Woodland Management Plan.

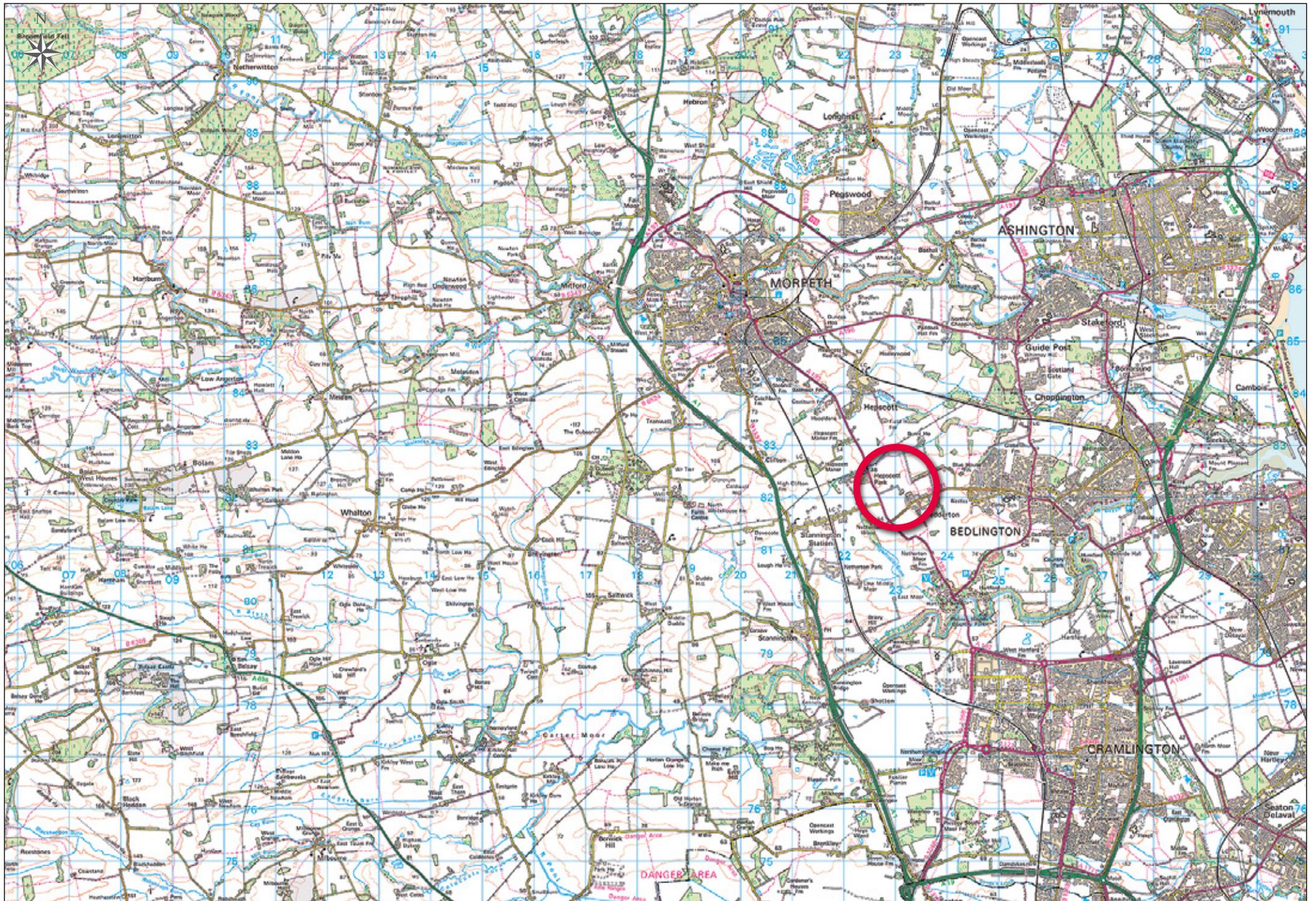
### Services

The farmhouse has oil fired central heating. There is a mains water supply, a shared private drainage system and single phase electricity supply.

### Fixtures and Fittings

The tenants' fixtures, fittings, furniture, and personal belongings in the farmhouse and outbuildings are not included in the sale but may be included subject to negotiation.



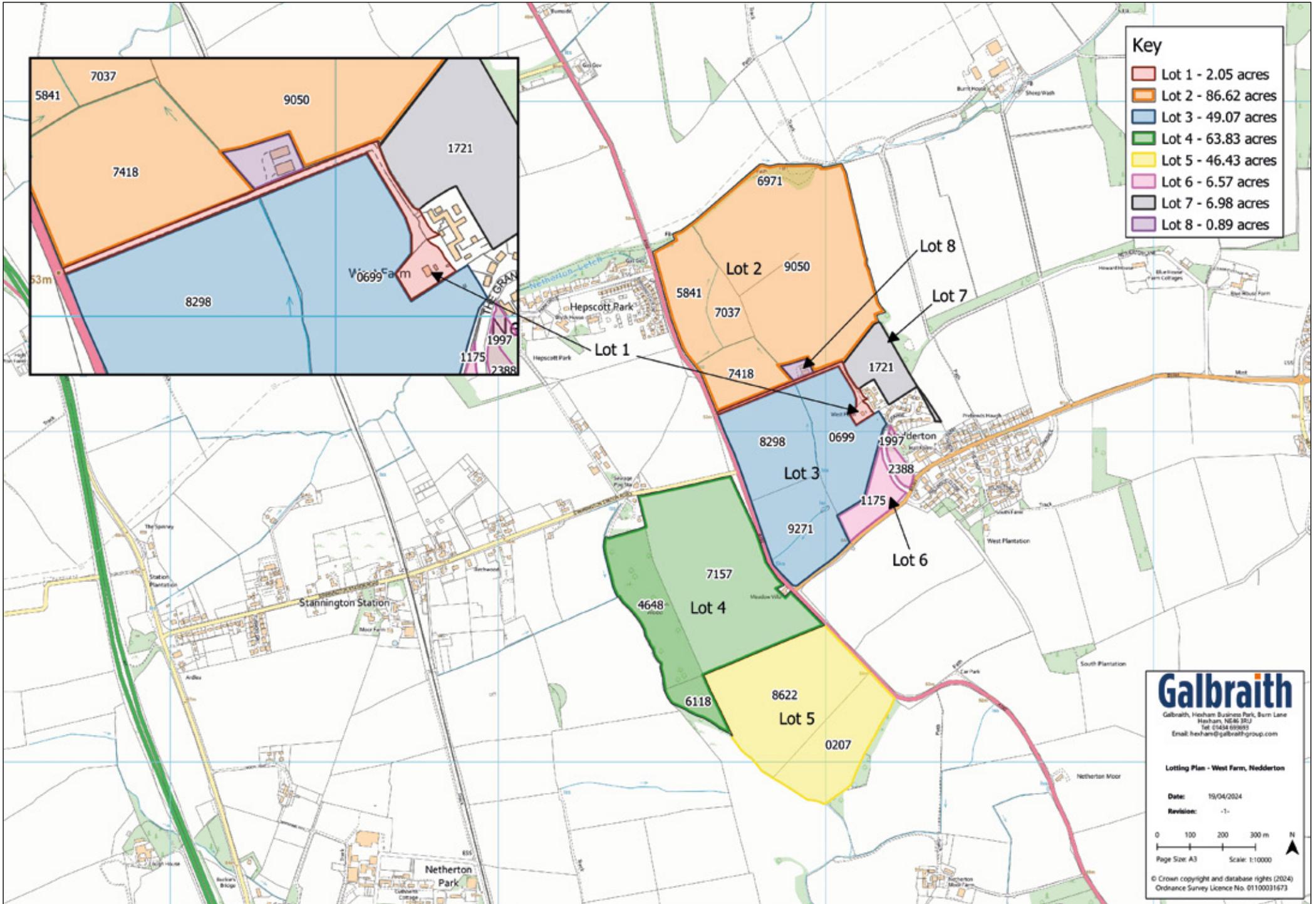


Parcel ID	Feature Description	Total Area (ha)	Total Area (ac)	2023	2022	2021	Part of Management Agreement		
							CSS	Woodland Management Plan	CSS option
NZ2382 1721	Arable Land	2.82	6.98	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2282 9050	Arable Land	22.69	56.05	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2381 Part 0699	Arable Land	6.04	14.92	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8, SW4
NZ2282 5841	Arable Land	5.11	12.63	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW1
NZ2282 7037	Arable Land	2.03	5.02	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW1, SW3, AB16
NZ2282 7418	Arable Land	3.80	9.38	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2281 8298	Arable Land	6.96	17.20	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB8
NZ2281 7157	Arable Land	18.17	44.90	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB9
NZ2281 8622	Arable Land	12.40	30.64	Winter Wheat	Spring Oats	Winter Wheat	YES	-	AB6, AB9
NZ2381 0207	Arable Land	6.39	15.79	Winter Wheat	Spring Oats	Winter Wheat	YES	-	SW3
<b>TOTAL</b>		<b>86.41</b>	<b>213.53</b>						
NZ2381 1175	Permanent Pasture	2.04	5.05	Permanent Pasture			YES	-	GS2, GS17
NZ2381 2388	Permanent Pasture	0.46	1.14				YES	-	GS2, GS17
NZ2281 9271	Permanent Pasture	6.09	15.05				YES	-	GS2, GS17
NZ2381 Part 0699	Permanent Pasture	0.77	1.90				-	-	-
<b>TOTAL</b>		<b>9.36</b>	<b>23.14</b>						
NZ2282 6971	Woodland	1.43	3.54	Woodland / Scrub				YES	-
NZ2381 1997	Woodland/Scrub	0.15	0.38					-	-
NZ2281 4648	Woodland	6.15	15.21					YES	-
NZ2281 6118	Woodland	1.50	3.72					YES	-
<b>TOTAL</b>		<b>9.24</b>	<b>22.84</b>						
<b>LAND TOTAL</b>		<b>105.02</b>	<b>259.50</b>						
-	Farmhouse	0.27	0.67	-	-	-		-	-
-	Farm Buildings & Stackyard	0.37	0.91	-	-	-		-	-
-	Road	0.40	0.99	-	-	-		-	-
<b>TOTAL</b>		<b>1.04</b>	<b>2.57</b>						
<b>OVERALL TOTAL</b>		<b>106.06</b>	<b>262.07</b>						

Please Note: All parcel IDs and areas are taken from the RLR except for the Farmhouse, Farm Buildings and Stackyard and the Road.

#### IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
4. If there are matters of particular importance please raise this with us and we will try to check the information for you.
5. Particulars prepared June 2023.
6. Photographs taken June 2023.



Key	
<span style="color: pink;">■</span>	Lot 1 - 2.05 acres
<span style="color: orange;">■</span>	Lot 2 - 86.62 acres
<span style="color: blue;">■</span>	Lot 3 - 49.07 acres
<span style="color: green;">■</span>	Lot 4 - 63.83 acres
<span style="color: yellow;">■</span>	Lot 5 - 46.43 acres
<span style="color: lightpink;">■</span>	Lot 6 - 6.57 acres
<span style="color: grey;">■</span>	Lot 7 - 6.98 acres
<span style="color: purple;">■</span>	Lot 8 - 0.89 acres

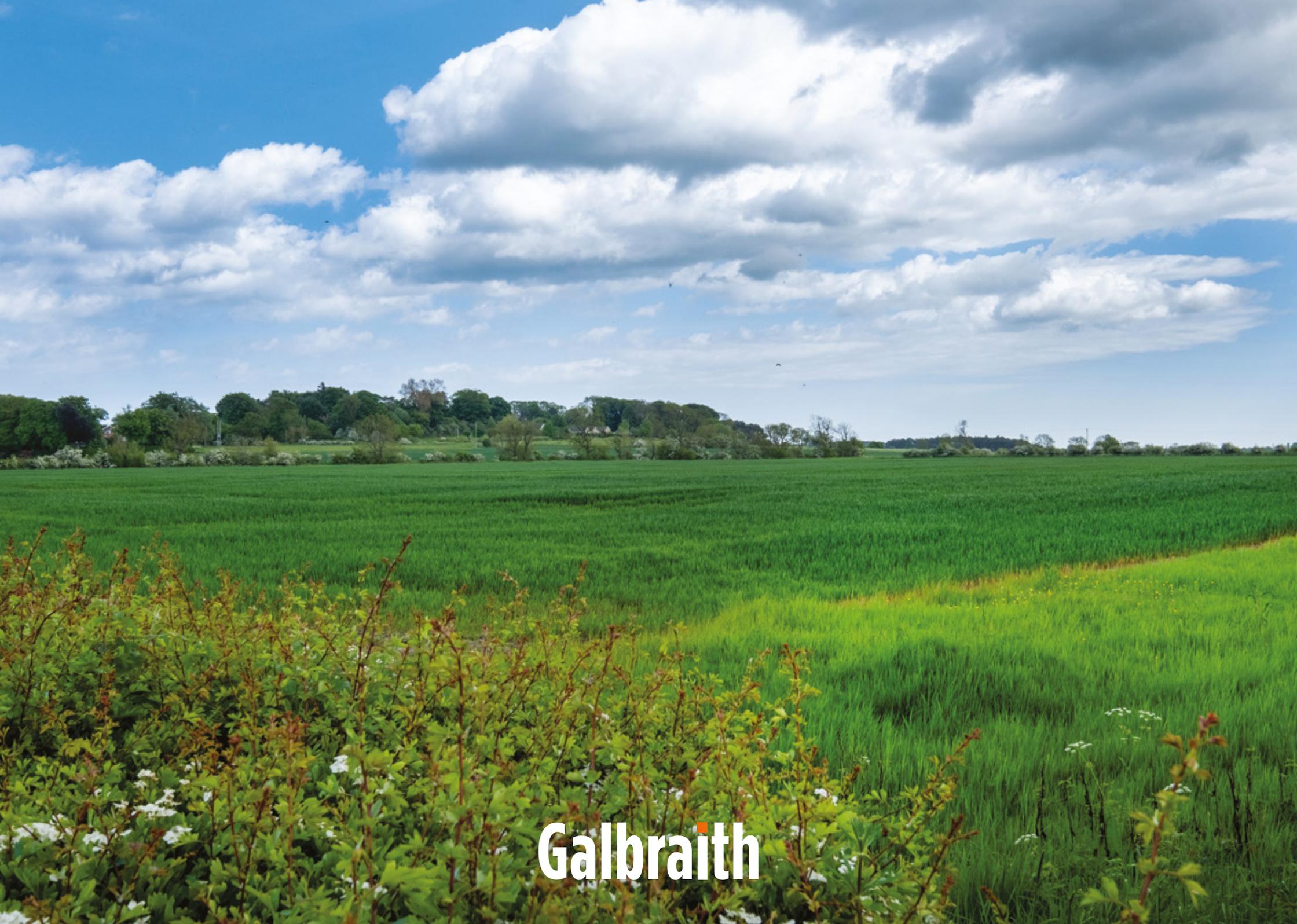
**Galbraith**  
 Galbraith, Husham Business Park, Burn Lane  
 Husham, NE46 3JZ  
 Tel: 01434 099093  
 Email: husham@galbraithgroup.com

**Lotting Plan - West Farm, Nedderton**

Date: 19/04/2024  
 Revision: -1-

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 Page Size: A3 Scale: 1:10000

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