



# WOOLAW FARM

ROCHESTER, NORTHUMBERLAND, NE19 1TB

**Galbraith**



## WOOLAW FARM, ROCHESTER, NORTHUMBERLAND, NE19 1TB

**A well-shaped and highly scenic agricultural, residential and sporting property in the Northumberland National Park extending to 736.99 acres (298.25 ha) or thereabouts**

Otterburn 6 miles ■ Hexham 29 miles ■ Jedburgh 21 miles  
Newcastle 37 miles ■ Newcastle Airport 31 miles

- A well-proportioned six-bedroom period farmhouse
- A two-bedroom bungalow offering additional accommodation
- Excellent range of farm buildings across 2 steadings
- Good size and shape and lying within a ring fence
- Attractive woodlands including Ancient & Semi-Natural
- Over 1½ miles of the River Rede together with fishing rights
- For sale by private treaty as a whole

# Galbraith

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 OnTheMarket





### DESCRIPTION

Woolaw is a most attractive and multi-dimensional grassland holding extending to around approximately 736.99 acres (298.25 ha) lying within a ring fence in Redesdale, one of Northumberland's most stunning locations. Redesdale is known for its privacy, seclusion, dramatic landscapes and Dark Skies.

The land lies between 170m and 280m above sea level and enjoys good access from north and south via the nearby A68 road. The farm occupies a striking location within the Northumberland National Park, yet is easily accessible from larger centres. Rochester itself lies within 2 miles and Otterburn around 6 miles. Ponteland, with its wide range of services and facilities is within 29 miles, and Newcastle upon Tyne within 37 miles.

The farm is well-shaped and easily accessible off the A68, with the final approach to the property over a private "Bailey" bridge across the River Rede.

There are various areas of woodland, including an area of designated Ancient and Semi-Natural Woodland, and three Scheduled Ancient Monuments. There is also substantial wildlife and ecological interest.

### TENURE

The property is offered freehold with vacant possession subject to an Assured Shorthold Tenancy for The Bungalow.

### THE FARMHOUSE

The farmhouse occupies an elevated position with attractive views down the valley. This two storey dwelling is built with traditional stone under a slate roof.

**Ground floor accommodation comprises:** entrance hall, leading to utility and pantry, kitchen, kitchen/dining area, living room, office/storage, reception hall and two ensuite bedrooms.

**First Floor:** master double bedroom, two further double bedrooms, one single bedroom and family bathroom.

The farmhouse benefits from mains electricity and mains water and has oil fired central heating and is double glazed throughout. In addition, there is also a back boiler from an open fire and drainage is to a private septic tank.

Council Tax Band E

EPC - F

### THE BUNGALOW

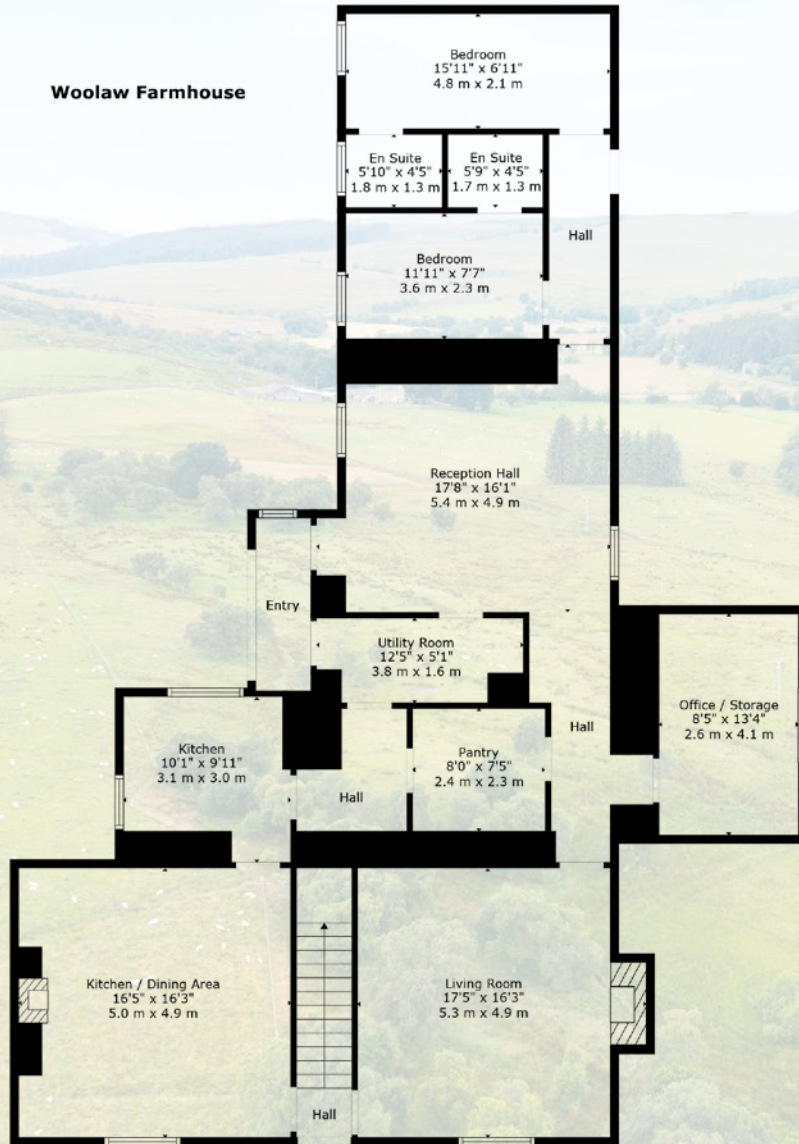
Woolaw Bungalow is a detached two-bedroom property comprising of: kitchen/breakfast room, utility room, living room, two double bedrooms and family bathroom. The property is double glazed throughout. The Bungalow benefits from mains electricity and mains water and has oil fired central heating and drainage is to a private septic tank.

Council Tax Band A

EPC - E

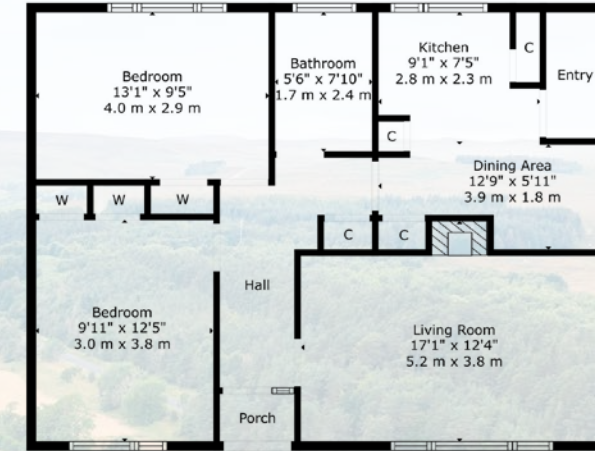


**Woolaw Farmhouse**



Floor 1

**Woolaw Bungalow**



Floor 2

**TOTAL: 2276 sq. ft, 211 m2**

FLOOR 1: 1604 sq. ft, 149 m2, FLOOR 2: 672 sq. ft, 62 m2

EXCLUDED AREAS: OFFICE / STORAGE: 112 sq. ft, 10 m2, " ": 35 sq. ft, 3 m2, FIREPLACE: 13 sq. ft, 1 m2, LOW CEILING: 12 sq. ft, 1 m2



All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

## FARM BUILDINGS

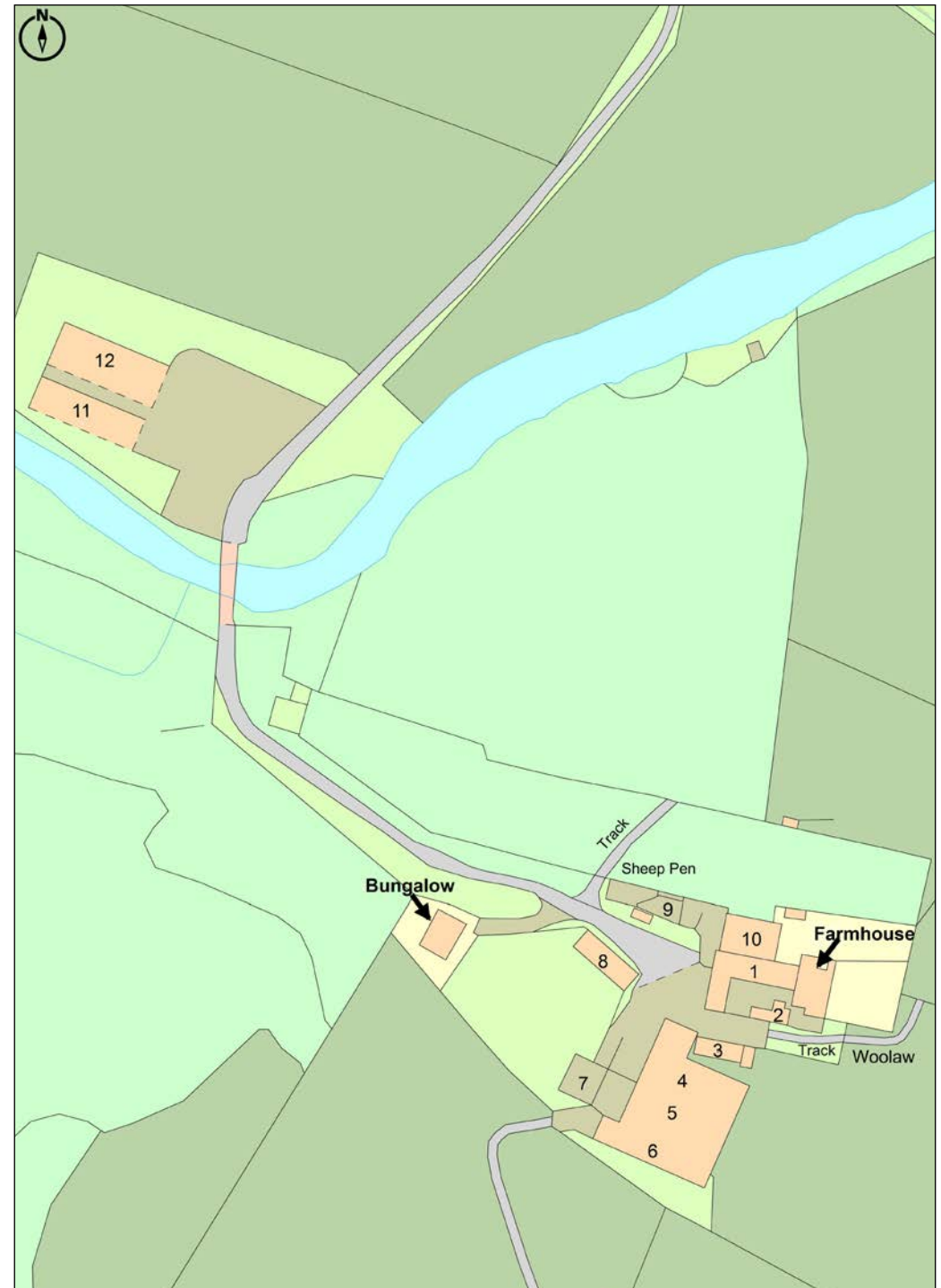
The farm benefits from having an excellent range of buildings across two steadings. The main stabling is located to the west and south of the farmhouse and comprises:

1. **Traditional buildings** - with a mixed range of uses built from stone under a slate roof with a concrete floor.
2. **Wood shed**
3. **Byre - (approx. 12.2m x 4.6m)** - concrete block sides with timber frame roof and fibre cement sheets which has been split into 3 bays with a concrete floor.
4. **Cattle court. (approx. 27.8m x 11.2m)** - Lean-to steel portal frame with a fibre cement roof and concrete block sides and fibre cement sheets up to eaves.
5. **Cattle court (approx. 27.8m x 12.2m)** - steel portal frame with a fibre cement roof and concrete block sides and fibre cement sheets up to eaves and two sliding doors facing west.
6. **Cattle court (approx. 32.2m x 6.9m)** - Lean-to steel portal frame with corrugated roofing on three sides with concrete floor.
7. **Muck store**
8. **General purpose store - (approx. 18m x 6m)** - steel portal frame with corrugated roofing and on 3 sides down to concrete panel with earth floor.
9. **Sheep pens**
10. **Hay Shed (approx. 14.9m x 10.1m)** - timber frame under a slate roof with earth floor with timber cladding to the west and with a lean-to to the north.

The second stabling is located over the Bailey bridge from the farmhouse and consists of:

11. **Straw/Lambing shed - (approx. 31m x 9m)** - steel portal frame with Yorkshire boarding up to eaves on one side corrugated roofing and earth floor.
12. **Cattle court - (approx. 31m x 12.1m)** - steel portal frame with concrete block sides then Yorkshire boarding up to eaves with corrugated roofing with skylights and concrete floor.

We consider that some of the buildings offer potential for a range of alternative uses, including possible residential, holiday accommodation or other leisure related activities, as well as providing scope for extending the main house. However, any change of use would require the relevant consents and prospective purchasers must make their own enquiries into this.





### **FARMLAND**

Woolaw extends to approximate 736.99 acres (298.25 ha) of permanent pasture which includes 72.99 acres (29.54 ha) or thereabouts of good quality silage and mowing ground with the majority of this located adjacent to the River Rede.

Aside from mowing hay & silage, this land has also been devoted to grazing by sheep and cattle. There is also 11.49 acres (4.65 ha) or thereabouts of woodland pasture and approx. 58.09 acres (23.51 ha) of permanent pasture. Apart from the buildings, tracks, scrub, woodland, rivers and streams the rest of the land is approximately 569.98 acres (230.67 ha) of upland grazing.

### **WOODLAND**

There is approximately 10.92 acres (4.42 ha) acres of woodland on the farm, as well as further areas of grazed woodland. Most of this comprises mixed, naturally established woodland of great scenic, wildlife and environmental interest. Situated to the south east by the Wind Burn is an area classified as Ancient and Semi-Natural Woodland. There are also smaller areas of woodland and tree cover to the north of the farmstead and along the banks of the River Rede. There may well be scope for a good deal more woodland planting on the farm, subject to the necessary approvals.

### **THE RIVER REDE**

The River Rede runs through the property for over 1½ miles. The River Rede is the principal tributary of the North Tyne. The combined Tyne system is by far the most productive fishery in England and Wales in terms of rod-caught salmon. Woolaw includes single and double bank fishing rights over sections of the river. Although the Woolaw stretch constitutes part of the upper river and most salmon and sea trout runs will be in the autumn, there is a decent resident population of brown trout and considerable sport can

be had. Shooting rights are also included, and whilst these have not been exercised during the ownership of the Vendor, the farm should easily lend itself to the development of a successful rough shoot.

### **ENVIRONMENTAL AND WOODLAND SCHEMES**

The farm is not currently entered into any environmental or woodland grant schemes. Consequently, the farm presents a rare “blank canvas” on which a future owner can pursue environmental and natural capital schemes as desired.

### **BASIC PAYMENT SCHEME**

The Land is registered with the Rural Payments Agency. Due to the 2023 change in regulations, no BPS entitlements will be transferred to the Purchaser.

### **METHOD OF SALE**

The Farm is offered for sale by private treaty as a whole. However, practical lotting suggestions will be considered and prospective purchasers should make their interest known to the selling agents as soon as possible. The Vendor reserves the right to conclude negotiations by any other means.

### **DESIGNATIONS**

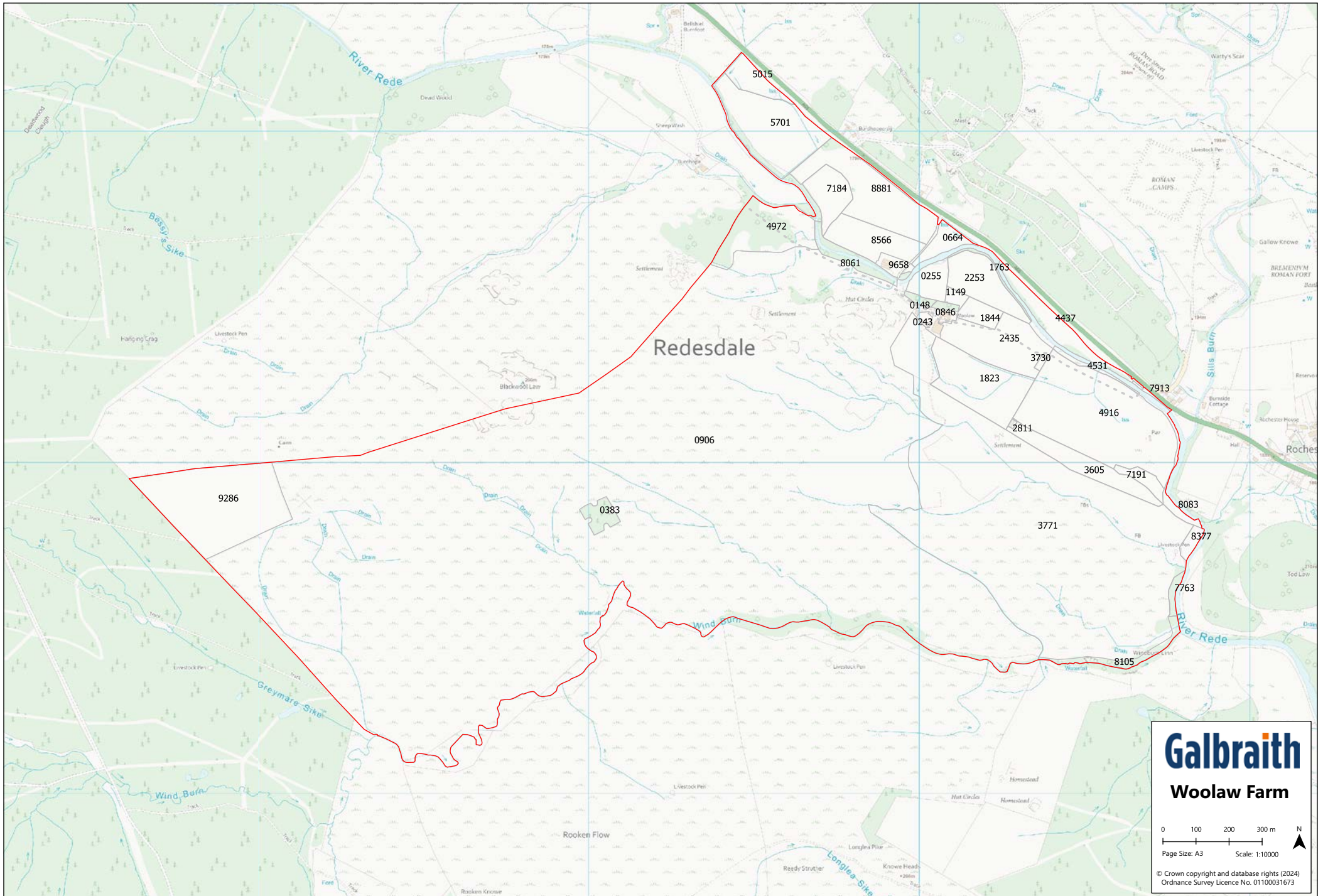
The entirety of the property falls within the Northumberland National Park.

### **BOUNDARIES**

Boundaries are made of up of fences, watercourses and walls.

### **SPORTING, TIMBER AND MINERAL RIGHTS**

All sporting rights, fallen and standing timber are included in the sale in so far as they are owned. We believe that mineral rights are included within the sale.



**Galbraith**  
**Woolaw Farm**

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**SCHEDULE OF AREAS**

<b>PARCEL ID</b>	<b>DESCRIPTION</b>	<b>TOTAL AREA (HA)</b>	<b>TOTAL AREA (ac)</b>
0148	Woodland	0.21	0.52
0243	Permanent Grassland	0.14	0.35
0255	Permanent Grassland	1.11	2.74
0383	Woodland	0.71	1.76
0664	Permanent Grassland	0.87	2.15
0846	Woodland	0.17	0.42
0906	Permanent Grassland	186.92	461.88
1149	Permanent Grassland	0.27	0.67
1763	Woodland	0.21	0.52
1823	Permanent Grassland	4.33	10.70
1844	Permanent Grassland	0.79	1.95
2253	Permanent Grassland	2.49	6.15
2435	Permanent Grassland	3.71	9.17
2811	Woodland	0.04	0.10
3605	Permanent Grassland	2.37	5.86
3730	Woodland	0.08	0.20
3771	Permanent Grassland	43.75	108.11
4437	Permanent Grassland	1.96	4.84
4531	Woodland/Scrub	0.27	0.67
4916	Permanent Grassland	10.79	26.66
4972	Woodland Grazing	3.68	9.09
5015	Permanent Grassland	1.17	2.89
5701	Permanent Grassland	5.21	12.87
7184	Permanent Grassland	1.66	4.10
7191	Woodland Grazing	0.58	1.43
7763	Woodland	0.28	0.69
7913	Woodland	0.11	0.27
8061	Woodland/Rivers & Streams	1.12	2.77
8083	Woodland	0.34	0.84
8105	Woodland/Rivers & Streams	0.88	2.18
8377	Woodland Grazing	0.39	0.96
8566	Permanent Grassland	2.41	5.96
8881	Permanent Grassland	5	12.36
9286	Permanent Grassland	8.65	21.37
9656	Permanent Grassland	0.05	0.12
9658	Permanent Grassland	0.06	0.15
	Other	5.47	13.52
<b>GRAND TOTAL</b>		<b>298.25</b>	<b>736.99</b>

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Property is being sold subject to the benefits of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A public footpath runs across the property as shown by a grey broken line, passing in a broadly south east - north west direction.

The upland grazing areas are identified as Open Country under The Countryside and Rights of Way Act 2000.

## ENTRY

The date of entry will be by mutual agreement.

## DIRECTIONS

If travelling from the south east, continue 1 mile past Rochester and turn left off the A68 road at the signpost for Woolaw Farm. If travelling from the north west, continue on the A68 for 4.7 miles after Byrness and turn right at the signpost for Woolaw Farm.

In both cases, continue approximately 500 metres over the road and over the Bailey Bridge and then follow the roadway until reaching the farm steading.

## WHAT.3.WORDS

///conquests.body.painted

## POSTCODE

NE19 1TB

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF

Northumberland National Park Authority, Eastburn, South Park, Hexham, Northumberland, NE46 1BS

## VIEWINGS

Viewings are strictly by prior appointment and only through the selling agents, Galbraith, Morpeth on 01670 331500.

## HEALTH & SAFETY

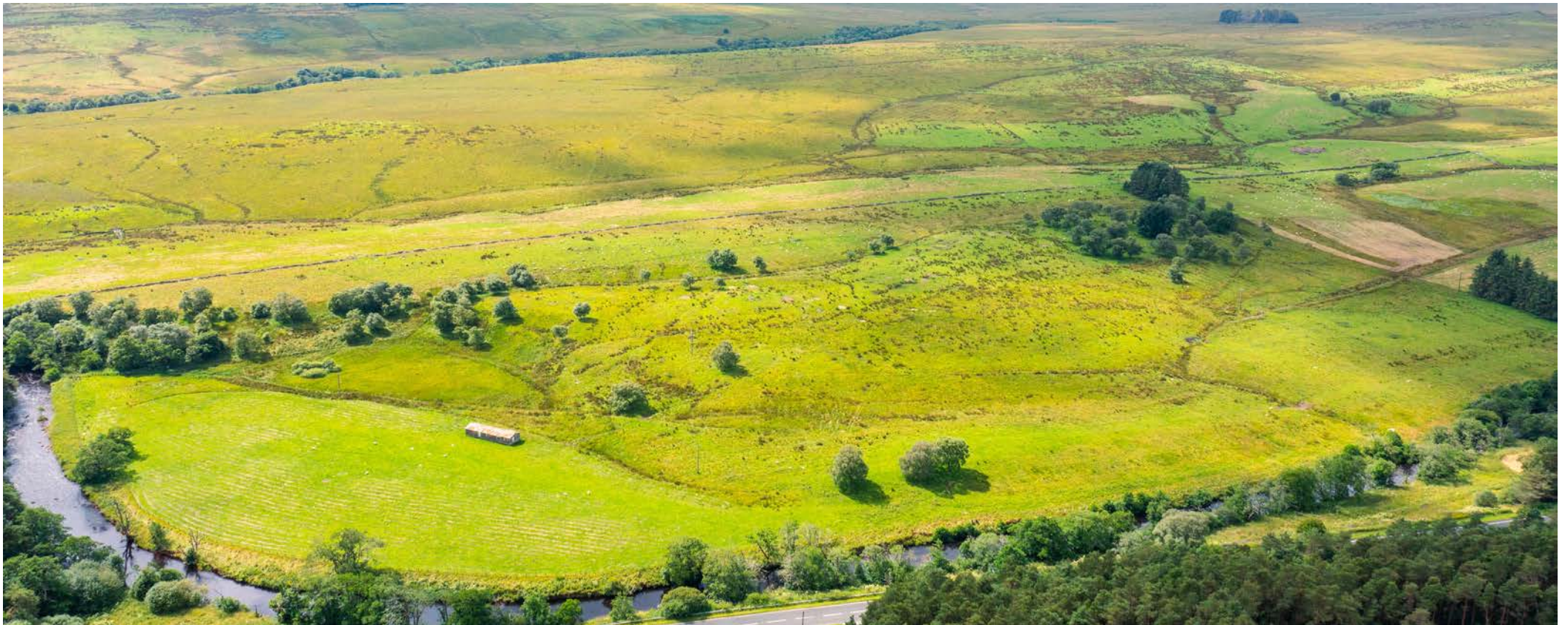
The Property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

Particulars prepared July 2024

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Galbraith is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on all purchasers. This requirement is absolute and must be satisfied before we commence work on your behalf. In order to comply with this requirement, Galbraith works in partnership with First AML, 'The UK's preferred AML solution'. Purchasers will be contacted directly by First AML via email, who will request all necessary identification documentation. If Purchasers cannot complete the request from First AML, please contact Galbraith at your earliest convenience to make other arrangements. Purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) identification or b) copies of the same certified and dated by an appropriate professional. Failure to provide this information may result in an offer not being considered.







**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. 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. Closing Date. A closing date for offers may be fixed. Prospective purchasers who have notified their interest to Galbraith, in writing, will be advised of a closing date, unless the Property has been sold previously. 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. Offers. Formal offers confirming if an offer is in relation to the whole, or a specific lot or combination of lots, together with proof of funding, should be submitted to Galbraith, 16 Telford Court, Morpeth, Northumberland, NE61 2DB. Tel: 01670 331500

**Galbraith**