



BRANTON EAST SIDE FARM
POWBURN, NORTHUMBERLAND





BRANTON EAST SIDE FARM

POWBURN, ALNWICK, NORTHUMBERLAND

Alnwick 9 miles • Berwick-upon-Tweed 26 mile • Newcastle 39 miles • Edinburgh 72 miles
(all distances are approximate)

A FIRST CLASS ARABLE AND LIVESTOCK FARM WITH PRINCIPAL HOUSE, ANNEX, FOUR COTTAGES
AND EXTENSIVE MODERN BUILDINGS, ALL IN A RING FENCE.

Accommodation

Attractive farmhouse with two reception rooms • Five bedrooms • Two bathrooms • Utility and boot room
Superb south facing views and drive access separate to the farmyard.

One-bedroom annex • Stables • Garage and outbuildings.

A terrace of four cottages (two 2-bedroom and two 3-bedroom) • All vacant.

Extensive modern livestock housing for up to 500 head of cattle and 1000 ewes • Two covered silage clamps holding 1800 tonnes
Grain drying and on-floor storage facilities for up to 700 tonnes.

Productive Grade 3 arable land • Ploughable pasture • Permanent grazing and woodland.

About 565.28 acres (228.76 ha)

FOR SALE AS A WHOLE OR IN 3 LOTS



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01665 568310

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Lambton Estate
Tel: 0191 385 2435

Chester-le-Street
Tel: 0191 303 9540

Leyburn
Tel: 01969 600120 Stokesley

Colburn
Tel: 01748 897610

Tel: 01642 710742

Situation

The farm is well located in a particularly attractive and accessible part of Northumberland about 11 miles north-west of Alnwick and the A1, under a mile from the A697 at Powburn, between Morpeth and Cornhill-on-Tweed and lying in the fertile Breamish valley.

The village of Branton has limited services but does include the recently opened Bosk Restaurant while the nearest local shop is the general store and garage in Powburn. Wooler (9 miles north) has good local shopping. Branton has a primary and nursery school, and the nearest secondary schools are in Alnwick and Berwick-upon-Tweed. Longridge Towers and Mowden Hall offer independent education and boarding.

The market town of Alnwick (11 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.

The general area is renowned for its stunning scenery with the Northumberland National Park on the doorstep and the Cheviot Hills in the distance.

Description

Branton East Side Farm is a first class, fully equipped and productive arable and grassland unit extending in total to about 565.28 acres (228.76 ha) with excellent fixed assets including an attractive, traditional stone built, four-bedroom farmhouse, a separate one-bedroom annex, a terrace of two 2-bedroom and two 3-bedroom cottages and an excellent range of modern farm buildings, including housing for 500 head of cattle, two covered silage clamps, grain drying and storage facilities, lambing sheds for 1000 breeding ewes and an extensive range of machinery and general storage facilities.

The farm is being offered for sale due to retirement having been in the family for the last two generations. It is being offered as a whole or in 3 lots.



Lots	Description	Area (ac)	Area (ha)
1	Branton East Side farmhouse, buildings and land	321.88	130.26
2	Adjoining ring-fenced block of land (West)	190.59	77.13
3	Adjoining ring-fenced block of land (Northwest)	52.81	21.37
Total		565.28	228.76

The Farmhouse and Annex

The farmhouse is a substantial detached two storey house built of dressed stone under a pitched and slate clad roof. It has been extended into the adjoining former outbuildings and now provides well-proportioned, bright and spacious accommodation including:

Ground floor: Hall, sitting room, dining room, stair hall, cloakroom, shower room, farmhouse kitchen, laundry, boot room/ tack room and farm office.

First floor: Wide landing area with five bedrooms (including one ensuite bathroom) and house bathroom.

The annex adjoins the farm office and provides single storey accommodation with a sitting room/ kitchen, bathroom and bedroom.

The house and annex have fantastic southerly views to the Cheviots, a lovely garden and separate gravelled drive. There is plenty of parking accessed from the back drive and away from the main farmyard, with two small turn out paddocks supporting stables with four large loose boxes and feed store.



The Farmhouse



The Farmhouse



The Farmhouse

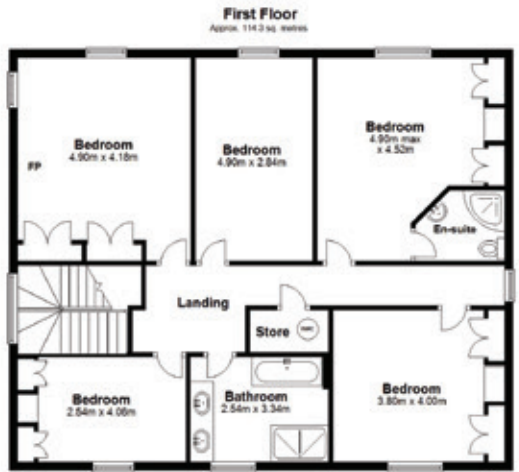
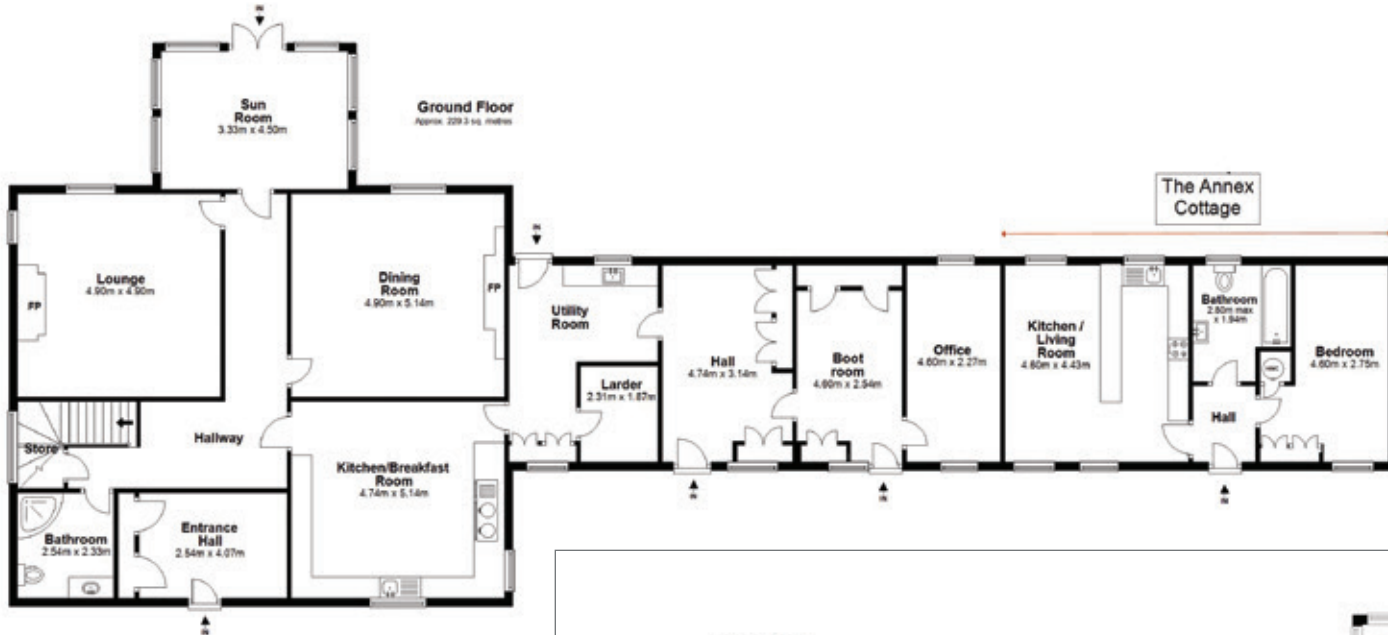


The Farmhouse



The Annex

The Farmhouse and Annex



Total area: approx. 128.7 sq. metres
 Floor plans are to show a basic property layout and are not to scale and are not for design purposes.
 Plan produced using PlanIt.

No 1 Branton East Side Farm, Brandon, Alnwick



Total area: approx. 75.5 sq. metres
 Floor plans are to show a basic property layout and are not to scale and are not for design purposes.
 Plan produced using PlanIt.

No 2 Branton East Side, Brandon, Alnwick

The Cottages

The terrace of four cottages lies to the West of the house by the main farm entrance. They are of traditional stone and slate construction with accommodation over two storeys. They each have a kitchen, bathroom, sitting room and two having two bedrooms and two with three bedrooms.

Three of the cottages are currently vacant with the fourth occupied by a farmworker as part of his employment. It is anticipated that this cottage will also be vacant by completion of the sale as this employee will be retained by the Sellers and re-located.



Total area: approx. 75.5 sq. metres

Floor plans are to show a basic property layout and are not to scale and are not for design purposes.
Plan produced using PlanUp.

No 3 Branton East Side, Branton, Alnwick



Total area: approx. 117.3 sq. metres

Floor plans are to show a basic property layout and are not to scale and are not for design purposes.
Plan produced using PlanUp.

No 4 Branton East Side Farm, Branton, Alnwick



The Cottages



The Cottages

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Stable Block	Timber framed stable block with a profile steel sheet roof and a concrete floor. The building comprises 4 loose boxes and a feed room.	74 m ²
2	Livestock Housing (inc. Covered Silage Clamp)	Steel portal frame building under an asbestos sheet roof, Yorkshire boarding side cladding and a concrete floor. Central covered silage clamp with a total storage capacity of approximately 10,000 tonnes. Lean-to building located to the Southern elevations – Steel portal frame with an asbestos sheet roof, Yorkshire boarding side cladding and a concrete floor. Roofed feeding passageway and galvanised feed barriers (South).	1410 m ²
3	Machinery Store	Steel portal frame building under a fibre cement sheet roof with a concrete floor. Galvanised double gates and LED lighting. The building is currently utilised for agricultural machinery storage.	122 m ²
4	Carport	Timber framed building with a profile steel sheet roof and a hardcore floor. The building is currently utilised for vehicle storage with capacity to house up to 4 vehicles.	66 m ²
5	Livestock Housing	Steel portal frame building under an asbestos sheet roof and sides, concrete block retaining walls to c.2m and a concrete floor. The building has a central feeding passageway with galvanised feed barriers and two dry grain bins. Lean-to building located to the North elevations – Steel portal frame with a profile steel roof, Yorkshire boarding side cladding and concrete floor. The lean-to building is currently utilised as a lambing shed.	1087 m ²
6	Livestock Housing	Open-fronted timber framed building with a profile steel sheet roof, Yorkshire boarding side cladding and a hardcore floor.	55 m ²
7	Bulk Store	Open-fronted steel portal frame building with a profile steel sheet roof and sides, concrete retaining walls to c.2m (2 bays) and a concrete floor. The building has a total storage capacity of approximately 15 tonnes.	40 m ²
8	Grain Silo	Dry grain silo with a total storage capacity of approximately 180 tonnes.	-
9	Muck Store	Uncovered dry muck store with concrete retaining walls to c.1.5m and a concrete floor. The building has capacity to store approximately 2 months' supply of dry muck (assumption based on a housed herd of 500 cattle) There are also two covered slurry tanks located to the East of Building 2 and North of Building 13 with a total capacity of approximately 20,000 L and 10,000 L, respectively.	320 m ²
10	Bull Pen	Steel portal frame building under a profile steel sheet roof, concrete block walls to c.2m (4 bays), Yorkshire boarding side cladding, four feed barrier gates and a concrete floor.	103 m ²
11	Livestock Housing	Steel portal frame building under a profile steel sheet roof, stone-built wall (southern elevations), Yorkshire boarding side cladding and a concrete floor. The building is currently utilised as a livestock handling facility.	102 m ²
12	Grain Dryer / Control Room	Steel portal frame building under an asbestos sheet roof, profile steel sheet sides, concrete block walls to c.1.5m, two roller shutter doors and a concrete floor. The building houses an Alvan Blanch grain dryer (11.5 tonnes per hour) with storage bin facilities. There building also comprises the farm's electrical control centre and office space.	310 m ²

13	Grain Store/ Livestock Housing	Steel portal frame, a profile steel sheet roof, concrete block walls to c.1.5m, Yorkshire boarding side cladding, concrete scraper floor. Central feed passageway with galvanised feed barriers. Purpose-built grain conveyor leading from Building 11 with on-floor grain storage facility. The building has a total storage capacity of approximately 700 tonnes. The building is currently utilised for either grain storage or livestock housing (seasonal use).	1238 m ²
14	Livestock Housing (inc. Covered Silage Clamp)	Steel portal frame building under an asbestos sheet roof and a concrete floor. Central covered silage clamp with a total storage capacity of approximately 10,000 tonnes. Lean-to building located to the Eastern elevations – Steel portal frame with a profile steel roof, Yorkshire boarding side cladding and concrete floor. The lean-to building is currently utilised as a lambing shed.	1507 m ²
15	Livestock Housing / Straw Shed	Steel portal frame building under a profile steel sheet roof, concrete retaining walls to c.1m, Yorkshire boarding side cladding, galvanised feed barrier and a hardcore floor. The building is currently utilised for livestock housing and straw storage.	450 m ²
16	Livestock Housing	Open-fronted steel portal frame building under a profile steel sheet roof and sides, galvanised feed barriers and a concrete floor.	288 m ²





Farm Buildings

The farm buildings are exceptional, providing spacious and flexible modern livestock housing and grain drying and storage facilities. As well as housing for 500 head of cattle and 1000 in-wintered sheep there is capacity for 1800 tonnes of covered silage storage, upgraded effluent tank storage and wide concrete areas benefiting movement around the farmyard.



Farmland

The land extends in total to around 564.87 acres (228.60 ha) and is predominantly assessed as Grade 3 by DEFRA. About 352.32 acres are in arable rotation, 173.64 acres of permanent pasture and 33.48 acres of mature or recently replanted woodland. The land is divided naturally into three blocks by country lanes and is otherwise retained within a ring fence.

The land is generally south facing, gently undulating and lying between 95m and 125 m above sea level.

The soils are described on LandIS maps as freely draining slightly acid loamy soils which have been well managed through arable and grass ley rotation. Field enclosure are of a good size, are well fenced and all have access to water troughs fed from a metered mains supply.

The farm is currently entered into a Higher Level Countryside Stewardship Scheme due to run until 2028, details of which are available from the Selling Agent, and is based around species rich grassland, hedge improvement and six-meter headlands providing wildlife corridors.

A grant application has also been made to assist with covering the manure store and providing a concrete apron and again further details are available from the Selling Agents.



OS Sheet Number	National Grid Number	Arable (ha)	Permanent Pasture (ha)	Woodland (ha)	Agricultural Buildings (ha)	Other (ha)	Total (ha)	Total (ac)	Lot
NU0415	8378		9.59				9.59	23.71	1
NU0415	8447	8.52	0.02			0.01	8.55	21.12	1
NU0415	8634			0.7		0.04	0.74	1.82	1
NU0416	6822		0.23				0.23	0.57	1
NU0416	7529				1.37		1.37	3.39	1
NU0416	7706		7.56			0.05	7.6	18.79	1
NU0416	8023		0.21				0.21	0.51	1
NU0416	8625		0.01				0.01	0.03	1
NU0416	8730		0.18				0.18	0.45	1
NU0416	9227		1.81				1.81	4.47	1
NU0416	9944		5.24			0.11	5.35	13.21	1
NU0515	369			0.02			0.02	0.05	1
NU0515	466			0.68			0.68	1.68	1
NU0515	1154		7.5				7.5	18.54	1
NU0515	1893	11.08					11.08	27.38	1
NU0515	3685			0.2			0.2	0.48	1
NU0515	3969	11.55					11.55	28.53	1
NU0515	4387			0.72			0.72	1.78	1
NU0515	5031			0.99			0.99	2.44	1
NU0515	5745	7.23					7.23	17.87	1
NU0515	7572	16.07	0.18			0.14	16.39	40.51	1
NU0516	32		0.03				0.03	0.07	1
NU0516	612	7.22	0.06			0.06	7.34	18.14	1
NU0516	935			2.86			2.86	7.07	1
NU0516	1729		2.13		0.0042	0.03	2.17	5.37	1
NU0516	3632			2.25			2.25	5.56	1
NU0516	4308	10.63					10.63	26.28	1
NU0516	5233		4.72				4.72	11.67	1
NU0516	7416	8.06	0.02			0.02	8.09	19.99	1
NU0315	9570			0.3		0.05	0.35	0.85	2
NU0315	9616			0.21			0.21	0.51	2
NU0415	537		10.69				10.69	26.42	2
NU0415	698			0.66			0.66	1.62	2
NU0415	992		10.76				10.76	26.59	2
NU0415	1646			0.04			0.04	0.1	2
NU0415	1848		0.04				0.04	0.1	2
NU0415	1878		3.41				3.41	8.43	2
NU0415	3255	8.31					8.31	20.54	2
NU0415	4231	16.66					16.66	41.16	2
NU0415	4579	11.63					11.63	28.74	2
NU0416	2118		1.27				1.27	3.14	2
NU0416	2821			0.64			0.64	1.59	2
NU0416	4710	12.29				0.02	12.31	30.41	2
NU0416	4827		0.16				0.16	0.39	2
NU0316	9281			1.86		0.28	2.14	5.29	3
NU0316	9646			0.44			0.44	1.09	3
NU0316	9821			0.52		0.01	0.53	1.3	3
NU0416	857	13.33					13.33	32.95	3
NU0416	1428		4.45			0.01	4.46	11.03	3
NU0416	1833			0.46			0.46	1.15	3
TOTAL		142.58	70.27	13.55	1.38	0.82	228.6	564.87	



Woodland

There are several woodland plantations on the farm planted to provide shelter and cover for game. Significant damage was caused to some of the woodland by storm Arwen and many have had to be clear felled and re-planted. A woodland planting plan is available on request.

Planning approvals

Planning consent was recently granted to create a static caravan park in Field Numbers 9281 and 0857 (Ref: C/02/00144/NPACNA). The application was subsequently withdrawn due to a change in circumstances but is thought to be considered favourably should consent be re-applied for.

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.

There are a National Grid gas pipeline crossing the farm, a telecoms fibre optic cable and a pylon line.

Services

The farm is supplied with mains electricity (three-phase) and mains water (metered) with domestic drainage is to two separate septic tanks. Fibre optic broadband has recently been installed. The farmhouse has oil fired central heating.

Local Authorities

Northumberland County Council, County Hall, Morpeth
NE61 2EF
Tel: 0345 600 6400

Council Tax

Branton East Side Farmhouse – Band G
1 Branton Eastside Farm – Band B
2 Branton Eastside Farm – Band B
3 Branton Eastside Farm – Band B
4 Branton Eastside Farm - Band B

EPC

Farmhouse – Band F

The Annex – Band E

1 Branton Eastside Farm – Band E

2 Branton Eastside Farm – Band D

3 Branton Eastside Farm – Band D

4 Branton Eastside Farm – Band E

Designations

We are not aware of any environmental or historic designations.

Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The Non-SDA Basic Payment Scheme (BPS) payments for 2023 will be retained by the Seller.

Method of Sale

Branton East Side 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. No election to tax has been made in respect of the property.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

Holdover

The seller reserves a right of holdover in respect of the crops harvested in the 2023 season until the straw has been removed or 30th September whichever is earlier.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Solicitors

Hay & Kilner, The Lumen, St James' Blvd., Newcastle Helix, Newcastle Upon Tyne, NE4 5BZ Tel: 0191 232 8345

Employees

There are no employees to be retained at Branton East Side Farm.

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

Travelling Northbound on the A1, take the A697 at Morpeth for approximately 25 miles until you reach the village of Powburn. Travel through the village and take the first left towards Branton. The farm is located immediately on the lefthand side of the village and marked with a GSC Grays sale board.

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

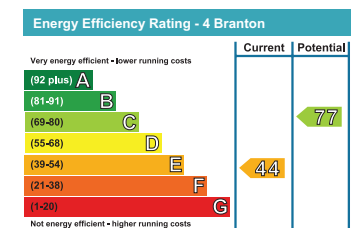
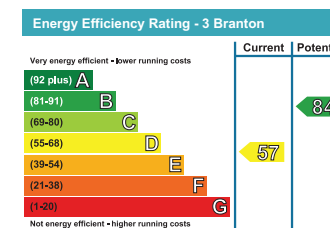
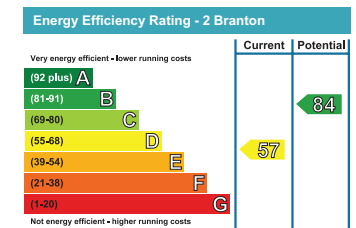
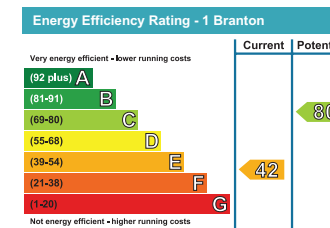
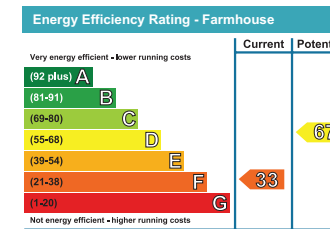
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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





This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

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: March 2022

Photographs taken: Spring 2022



Branton East Side Farm, Branton, Alnwick, NE66 4LN

