

THE FENTON ESTATE

WOOLER • NORTHUMBERLAND



THE FENTON ESTATE

Wooler, Northumberland NE71 6JW

Wooler 5 miles • Berwick upon Tweed 15 miles • Newcastle 50 miles • Edinburgh 60 miles

A WONDERFUL OPPORTUNITY TO ENHANCE A STUNNING TRADITIONAL LANDED ESTATE

Principal House with 2 Integral Apartments in a Mature Parkland Setting
Courtyard Stable Block and Walled Garden
2 Farmhouses and 12 Further Dwellings

1,334 Acres of Arable & Grassland

410 Acres of Woodland and 492 Acres of Moorland and Rough Grazing

Predominantly Let on Short Term Tenancies

Potential For High Quality and Diverse Shooting

IN ALL ABOUT 2,273 ACRES

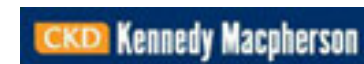
FOR SALE AS A WHOLE OR IN UP TO 4 LOTS

An additional 1,023 acres is available by separate negotiation



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SITUATION

Set in attractive North Northumberland, between the Cheviot and Kyloe Hills, the Fenton Estate enjoys a secluded position 5 miles north of the rural market town of Wooler, yet within easy travelling distance of Newcastle. The area is a spectacular natural landscape, with the boundary of the Northumberland National Park to the south west and the beaches and renowned Northumberland coastline some 15 miles to the east.

This sparsely populated county is rich in culture and wildlife and has a distinctive history, with the World Heritage Site of Hadrian's Wall and more castles than any other county in England, including Alnwick, Bamburgh and Lindisfarne.

North Northumberland's National Park, together with part of Kielder Water & Forest Park, has the prestigious status of being England's first and Europe's largest International Dark Sky Park.

The nearby traditional market town of Wooler offers a good range of local facilities and amenities, with a more extensive range of shopping, health, entertainment and education facilities at Berwick upon Tweed and the well-known historic town of Alnwick, famous for its castle and gardens.

London can be reached by train from Berwick upon Tweed or Alnmouth, with a journey time to London Kings Cross of approximately 3.5 hours. UK and international flights are available from Newcastle, 50 miles to the south or Edinburgh, 70 miles to the north west. The A1 is approximately 9 miles away.

Private schooling can be found at Berwick upon Tweed, Stocksfield (near Hexham) and Newcastle. State educational opportunities are available close by with a First School at Ford Etal, a Middle School in Wooler and High School at Alnwick.

The area is popular for the quality of its field sports. There are two neighbouring shoots and salmon and trout fly fishing are available locally on the rivers Till, Aln, Coquet and the acclaimed Tweed. The Estate lies within the district of the College Valley and North Northumberland Hunt, but is also within easy travelling distance of the Buccleuch, Berwickshire and Percy Hunts.



THE FENTON ESTATE

Being offered to the market for the first time since the 1860's, the Fenton Estate offers a rare and exciting opportunity to purchase an extensive residential and agricultural estate set in the heart of Northumberland. The Estate is believed to have been purchased by the 2nd Earl of Durham for his younger son in the 1860's.

On the edge of the Northumberland National Park and with exceptional views to the Cheviot Hills, the Fenton Estate extends to 2,273 acres, with the striking Scottish Baronial style Fenton House at its centre.

Fenton House has been partly improved, but requires extensive repair and refurbishment and offers potential purchasers the possibility of enhancing and creating a stunning country residence.

Until recently, a successful private shoot has been run on the Estate, thus providing exciting prospects for those interested to develop this further. There is a small lake with a boat house in the Park and a pond which provides duck flighting. In addition there is a good and healthy population of roe deer for stalking. The shooting at Fenton is varied with a number of game species being accounted for in recent years.



FENTON HOUSE



A distinctive Victorian mansion house occupying an elevated position set within historic grounds and enjoying far reaching views across to the Cheviot Hills. Constructed circa 1875, Fenton House offers over 23,000 square feet of living space (excluding the basement). The principal accommodation includes four ground floor reception rooms, snooker room, 12 bedrooms, 2 separate integral apartments, one of which is currently used by the owners and the second provides accommodation for the house keeper. Additional ancillary accommodation includes a gun room, substantial staff quarters, trampoline room and cellars.

Fenton House retains a number of period features including stone mullioned windows, a grand mahogany balustrade staircase, timber panelling, ornate marble fireplaces, decorative cornicing and frieze work.

The house has been partly restored but does require further extensive sympathetic repair and restoration works. There is evidence of dry rot in a number of places. In addition to the main house there are a range of outbuildings and an adjacent courtyard which now provides three residential dwellings, stabling and workshops. Two of the properties are unoccupied and require refurbishment.

GARDENS AND GROUNDS

The driveway sweeps through the mature parkland and grounds leading to a large gravelled parking area to the side of the main house, with a separate driveway serving the adjacent courtyard/stable block and Gardener's Cottage to the rear.

The formal grounds include landscaped and formal lawned gardens with far reaching views to the dramatic Cheviot Hills, a walled garden and mixed amenity woodland.

PARKLAND AND ADJOINING LAND

Fenton House sits within attractive mature parkland, grassland and woodland, which creates a classic backdrop to this unique property. 154 acres of principal parkland, accessed via the main drive, are currently let on a short term Farm Business Tenancy (FBT) which expires on 31st December 2015. There are reservations enabling horses to be grazed if desired. A further 125 acres of land are let on two Agricultural Holdings Act (AHA) Tenancies; one of the tenancies forming part of a larger holding, which is being retained by the Vendors.

HOUSES AND COTTAGES

There are two entrance Lodges, a Farmhouse and two further Cottages, with some in need of modernisation and improvement.



FENTON HILL FARM



A 794 acre productive arable and stock farm comprising:

- An attractive detached stone period 5 bedroom farmhouse
- Extensive range of traditional and modern farm buildings
- 4 cottages, all of which are currently run as holiday cottages with a Four Star English Tourist Board rating
- 581 acres of arable, 132 acres of pasture land and 75 acres of woodland

Fenton Hill Farm is let on three separate Farm Business Tenancies which expire on 10th November 2015. The principal outgoing tenant has acquired 1 & 2 Fenton Hill Farm Cottages within the complex, over which the Vendors and their successors in title have a pre-emption and option agreement. Please see the Data Pack for further details.





DODDINGTON NORTH MOOR

876 acres of mixed moorland, rough grazing and pasture land comprising:

- A remote, vacant, single storey, 2 bedroom cottage and outbuildings with panoramic views, in need of complete renovation
- 664 acres of moorland, rough grazing and pasture land
- A further 174 acres of pasture land and a modern three bay steel portal framed livestock shed
- 35 acres of woodland

The 664 acres of moorland, rough grazing and pasture land are let on a Farm Business Tenancy (FBT) for a term of 5 years expiring on 12th February 2019. The additional 174 acres of pasture land is let on an FBT, which will expire on 31st December 2015.



ENVIRONMENTAL STEWARDSHIP SCHEMES

There are various Entry Level, Uplands Entry Level, Organic Entry Level and Higher Level Stewardship Schemes in place across the Estate, full details of which are available within the supporting Data Pack.

BASIC PAYMENT SCHEME

The Estate is sold without any Basic Payment Scheme entitlements, with the exception of the land let to Mr Matthewson in respect to Lot 4, when at the end of the tenancy, the entitlements will revert back to the Vendor. Some of the Farm Business Tenancies include the right to acquire the tenant’s Entitlements at the end of the Agreement.

WOODLAND

The woodland on the Estate extends to approximately 410 acres. Of this 217 acres are located in one block known as Fenton Wood. Fenton Wood is an actively managed block of predominantly mixed conifers, a proportion of which are reaching maturity. Fenton Wood benefits from public highways on two sides, greatly easing timber extraction.

The remaining 193 acres are strategically placed across the Estate in order to enhance the shooting and conservation opportunities.

The Estate woodland is subject to a Management Plan which runs from 1st July 2014 to 30th June 2023. We understand that the woodlands are certified as being legal and sustainably managed by the Forestry Stewardship Council (FSC).

The Estate woodland appears on the National Inventory of Woodland and Trees.

SPORTING RIGHTS

The sporting rights are owned and are included in the sale.

MINERAL RIGHTS

The mineral rights are included within the sale as far as they are owned.

SCHEDULE OF TENANCIES

A detailed schedule of tenancies can be found within the Supplementary Information and the agricultural tenancies are defined on the enclosed plan.

RESTRICTIVE COVENANT

A restrictive covenant will be imposed to prevent the installation of any wind turbines on the Estate.

STATUTORY DESIGNATIONS

Fenton Estate includes a number of Scheduled Ancient Monuments under the Scheduled Ancient Monuments and Archaeological Areas Act 1991.

Description	Area	Scheduled Ancient Monument Number
Chester Strip Plantation	Earthwork to the south west of Fenton House	1006521
Multivallate Hill Fort	To the east of Fenton Hill Farm	1006536
Group of Burial Mounds	Doddington North Moor	1006557

Nesbit Cottage and its associated buildings are Grade II Listed.

SERVICES

The properties are served with mains electricity, with the exception of Doddington North Moor Cottage, which has historically been served via a diesel generator and Fenton East Lodge which has no electricity.

The properties are all on a private mains water supply, with the exception of Doddington North Moor Cottage, which is on a private spring supply. A spring on Doddington North Moor services Kemping Moss, a neighbouring farm.

A map of the private water supplies to the fields is enclosed in the Data Pack.

Some of the water troughs at Doddington North Moor are serviced from a bore hole located on the Vendor's retained land, for which there will be a proportionate maintenance charge.

The properties have differing heating systems. Full details can be found within the Data Pack.

All properties have private drainage. The Purchaser(s) of Lot 1 will be responsible, within four months of the purchase, to relocate and install a new sewerage treatment plant on their property, to replace the current septic tank to the south of West Lodge.

In the event that the Estate is sold in separate Lots, appropriate rights will be granted and reserved in relation to access and the supply of services.

The Vendors will except and reserve rights to use any service media and private water supplies on the Property which currently serve the Vendor's retained land.

LOTING

The Estate is offered for sale as a whole or in up to 4 Lots.

LOT 1 (coloured blue on the Plan) About 384 Acres

- Fenton House and Parkland
- Fenton House, 4 main reception rooms, 12 bedrooms, 2 separate self-contained apartments, extensive ancillary accommodation, courtyard (former stable block), gardens, grounds, garages and workshop
- 8 Residential properties
- 275 acres of parkland, grassland and arable
- 81 acres of woodland

LOT 2 (coloured yellow on the Plan) About 217 Acres

- Fenton Wood
- Extending to 217 acres of mixed age commercial woodland

LOT 3 (coloured red on the Plan)

About 794 Acres

- Fenton Hill Farm
- 5 Bedroom Farmhouse
- Range of modern and traditional farm buildings
- 4 Cottages
- 581 acres of mixed arable and 132 acres of grassland
- 75 acres of woodland

LOT 4 (coloured green on the Plan)

About 876 Acres

- Doddington North Moor
- 2 Bedroom Cottage
- Range of modern and traditional farm buildings
- 664 acres of moorland, rough grazing and pasture land
- A further 174 acres of pasture land with modern three bay steel portal framed livestock building
- 35 acres of woodland

ADDITIONAL LAND

The Vendors own Wrangham Farms, which lie immediately to the east of the Estate and extend to 1,023 acres principally let on two Agricultural Holdings Act Tenancies. Wrangham Farms are available for purchase by separate negotiation and further details can be made available upon request.



GENERAL REMARKS & STIPULATIONS

VALUE ADDED TAX (VAT)

Any guide prices quoted or discussed are exclusive of VAT. Parts of the Estate have been opted to tax and therefore VAT may be payable on elements of the purchase price.

EMPLOYEES

With regards to Lot 1, there are currently two employees employed on the Estate. Due to Data Protection Regulations, further details are available from the Vendor's solicitors, however, the principal terms can be discussed with the selling agents.

HEALTH AND SAFETY

Given the potential hazards of a working Estate and Farm, we ask that all parties undertaking a viewing of the property are as vigilant as possible, particularly around the farm buildings and cottages which require renovation/conversion.

VIEWING

Strictly by appointment through GSC Grays, Barnard Castle office Tel: (01833) 637000. Prior to making an appointment to view, we request that you discuss any particular points which are likely to affect your interest in the Estate with a member of staff who has seen the Estate.

DIRECTIONS

From the south, leave the A1 just north of Morpeth onto the A697 towards Coldstream. Stay on this road for 30 miles to Wooler. In Wooler take a right hand turn onto the B6525 and, on entering Doddington, take the third left travelling onto a single track road past Doddington Dairy. After a mile turn right at West Lodge and follow the drive up to Fenton House.

From the north, leave the A1 just south of Berwick upon Tweed onto the B6525 for approximately 12 miles to Doddington village. In Doddington take the second right travelling onto a single track road past Doddington Dairy. After a mile turn right at West Lodge and follow the drive up to Fenton House.

BOUNDARIES

Any Purchaser shall be deemed to have full knowledge of all boundaries. Neither the Vendor nor their agents shall be responsible for defining the boundaries or the ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Registers of Land at HM Land Registry.

Should any dispute arise as to the boundaries or the interpretation of them, the question shall be referred to the Vendor's agents whose decision acting as experts shall be final.

Should the properties be sold in Lots, appropriate fencing and ownership covenants will be imposed.

AREAS, MEASUREMENTS AND OTHER INFORMATION

All areas, measurements and other information have been taken from various Estate records and are believed to be correct but any intending Purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

LOCAL AUTHORITY

Northumberland County Council Tel: 0845 600 6400

SOLICITORS

Withers LLP, 16 Old Bailey, London, EC4M 7EG

Bertie Hoskyns-Abrahall Tel: 020 7597 6307

E: bertie.hoskyns-abrahall@withersworldwide.com

DATA PACK

A Data Pack providing more detailed information in respect of title, enquiries, searches, tenancy agreements and other information is available on request. This information is available in electronic format. Alternatively, hard copies can be made available for inspection at the Vendor's agents' offices, by prior arrangement.

Please note, by virtue of section 21 of the Estate Agents Act 1979, we are required to inform prospective Purchasers that Mr David Gray, who is a Director of GSC Grays is a Trustee of the Vendor's estate.

NOTE

Please note the wind turbines which were under construction when the photograph of Doddington North Moor was taken, have now been completed.

METHOD OF SALE

The Estate is offered for sale as a whole or in four separate lots by private treaty.

GENERAL REMARKS & STIPULATIONS

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Fenton Estate is sold subject to and with the benefit of all rights, including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, and all existing and proposed wayleaves whether referred to in the particulars of sale or not. There are a number of footpaths which cross the Estate although none of these impinge unduly on the privacy of Fenton House. Please note that part of Doddington North Moor is designated as open country under the Countryside and Rights of Way Act (CROW).

A right of way shall be reserved in favour of the Purchaser(s) of Lot One through Lot Two between points A and B on the enclosed plan, if sold separately.

There is a public footpath between points C and D on the enclosed plan. The Estate enjoys a right of way between F and G on the enclosed plan.

The road, marked between points C to E on the enclosed plan is a designated adopted highway.

1 and 2 Fenton Hill Cottages have a right of way at all times for the use of those properties as residential dwellings between point H, J and K on the enclosed plan.

FIXTURES AND FITTINGS

All items normally designated as tenants' fixtures and fittings are excluded from the sale unless mentioned in the particulars.

PLANNING

We understand that the Estate does not fall within a Conservation Area or the Green Belt, however it is within an area of High Landscape Value.

PARTICULARS

Particulars written April 2015 and photographs were taken October 2014. Photograph of Cheviot Hills taken April 2015.

DISCLAIMER

Disclaimer notice, please read:-

GSC Grays and CKD Kennedy Macpherson give 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 fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays, CKD Kennedy Macpherson nor the Vendors accept responsibility for any error that these particulars may contain, however caused.
4. Any plan is for the layout guidance 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 view the property.



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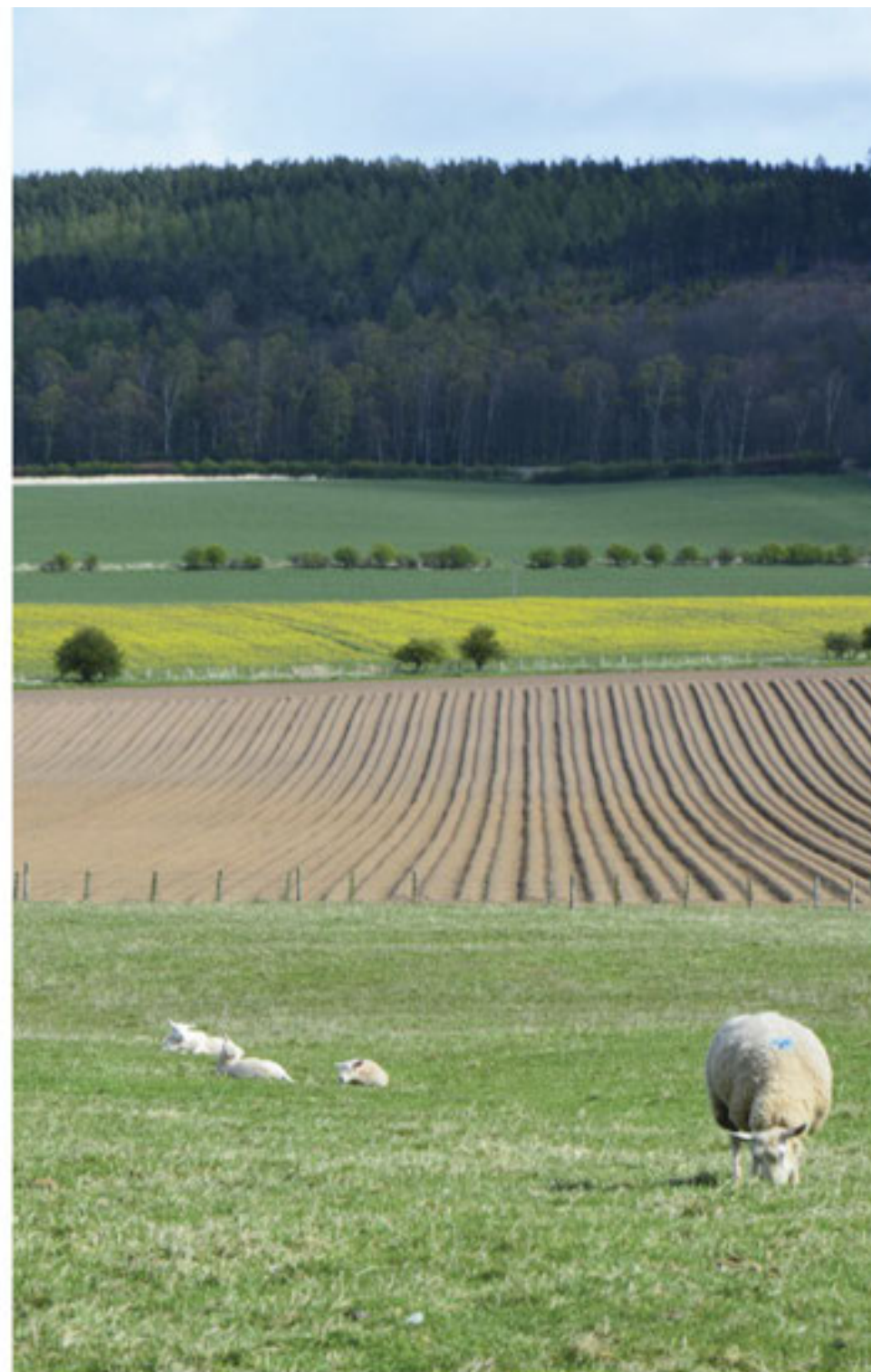
Wooler, Northumberland

Please contact the Agents, GSC Grays,
to obtain a copy of the Data Pack and
Supplementary Information,
which includes floorplans and the
respective area plans.

Guy Coggrave

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