



Burn House

Coanwood, Haltwhistle, NE49 0PX

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Northumberland
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Burn House is an exceptional example of a well-equipped and well-maintained upland livestock farm. It is **TO LET** with a traditional farmhouse, a range of traditional and modern agricultural buildings and land extending to approximately 140.27 ha (346.61 ac). Accessible and located within Northumberland's South Tyne Valley.

TO LET AS A WHOLE OR IN TWO LOTS

- Whole – Comprising of a five bedroom farmhouse and a range of traditional and modern agricultural buildings, and productive meadow land, pasture land and moorland totalling approx. 140.27 ha (346.61 ac).
- Lot 1 – Farmhouse, steading and circa 126.86 ha (313.03 ac) available on a Farm Business Tenancy (FBT) for a term of 10 years from November 2024.
- Lot 2 – 13.58 ha (33.58 acres) of bare land available initially on an annual mowing and grazing licence from November 2024. To be Let on an FBT from September 2025.
- Tenders to be submitted no later than 12 noon 6th September 2024.

youngsRPS 
Hexham Office 01434 609000



DESCRIPTION

The Letting of Burn House and the land at Low Byre, presents a rare and sought after opportunity for a successful applicant to secure a Farm Business Tenancy on a noted, well-established and well maintained upland livestock farm.

Burn House in the main is a productive upland livestock farm, with an excellent and workable steading, a sizeable and comfortable farmhouse and approximately 346.61 ac of land; the majority lies in a ring fence and comprises of the ideal mix of meadow, pasture land and hill ground, all of which have been exceptionally managed and maintained.

The farm as advertised has comfortably carried up to 350 ewes plus followers and 50 suckler cows, with all fodder grown on the farm. The stock has typified the stratification system, with swale ewes run, to breed both pure and cross bred lambs, in addition the farm has also carried mule and texel cross ewes. The cattle historically were limousine cross with top quality sucker calves sold. More recently hill store calves have been purchased, to grow on and sell.

The land and the buildings have always been well maintained. Planned improvements this year include the establishment of herbal leys of which an in-goer will reap the full benefit, whilst the slurry pit is currently being improved. Such improvements prior to a letting are rare and are typical of the landlord's diligence.



LOCATION

Burn House and the Land at Low Byre lies in the south Tyne Valley and 2.4 miles to the East of Coanwood. The town of Haltwhistle lies approximately 6.7 miles to the North whilst Hexham is approximately 18 miles to East.

In terms of connectivity, the A69 lies only 5.7 miles from the property and provides excellent access to a range of towns and cities.

The property is also easily accessible to multiple auction marts including Hexham, Carlisle and Longtown.

LOT 1 – BURN HOUSE THE FARMHOUSE

The farmhouse is built from traditional Northumbrian Stone and is under a slate roof. It benefits from exceptional views both over the farm and the valley beyond.

The house has been well maintained and the accommodation briefly comprises of a fitted wooden kitchen, which includes an Aga and is of sufficient in size to comfortably house a dining and sitting area, consequently it is typically the heart of house. In addition, there is a large pantry/utility room, a downstairs WC and two large reception rooms. On the first floor there are five bedrooms and a family bathroom.



To the front the property there is a well maintained lawned garden whilst to the rear there is a further garden, ample parking and a decking area.

The farmhouse is double glazed throughout, it benefits further from an oil-fired central heating system with a new boiler recently installed, there are two gas fires, fired by LPG gas bottles, and an oil fired Aga.

THE STEADING

The steading is typical of the farm in general and is in good condition with the property well equipped with an array of buildings which are more than sufficient to serve the holding as it stands.

The buildings are both traditional and modern. The traditional buildings are used for storage, loose animal housing and a feed store, whilst the primary modern building and its lean-to additions, including a large Dutch barn, provide excellent cattle housing. The main cattle shed has a central feed alley, with circa 50 cubicles utilised, there are also various options for separating stock and also utilising creep gates. There is a range of modern buildings which are used for machinery storage and another separate range used for further animal housing and a workshop.

The steading also benefits from a slurry store, a silage pit, a useful set of sheep pens (including a sheep dip) as well as cattle handling facilities, all of which in conjunction with the buildings and the



ample concrete yards ensure that Burn House has an excellent steading. Further details of the agricultural buildings are available on request.

LAND

The land within Lot 1 totals approximately 126.68 ha (313.03 ac) comprising of 54.86 ha (135.57 ac) of permanent pasture, 25.34 ha (62.63 ac) of meadow and 46.47 ha (114.83 ac) of moorland. There is approximately 2.79 ha (6.90 ac) of woodland which is excluded from the tenancy but nevertheless provides excellent shelter.

The land ranges from a low of 243 m above sea level to a high of 403 and provides the ideal mixture of good quality meadow land, permanent pasture and hill grazing, the benefits of all are well utilised. The differing land and grazing types, naturally formed, traditionally managed and consequently well managed, provide the ideal basis for any productive upland farm, which Burn House certainly is.

The meadow land has recently been significantly improved by the sowing of herbal leys, from which the ingoing tenant will get the immediate benefit. Historically the land has been well fed in terms of regular and generous applications of fertiliser both organic and compound, as well as applications of lime. The land is therefore in excellent heart.

The boundaries are all stock proof and comprise of dry-stone walls and post and wire fences, and a regular programme of maintenance has been adhered to right up to the present day. The land and the property in general are therefore ready to farm from the outset, with all the historic and current investments ready to be capitalised upon immediately.

The property benefits from roadside access and there is a byway which runs through the middle of farm, which in turn provides excellent internal access.

LOT 2 - LAND AT LOW BYRE

The land at Low Byre, (as shaded blue on the plan) lies within a ring fence consisting of four fields and extending to approximately 13.59ha (33.58 ac). The land is permanent pasture with 5.07ha (12.52 ac) of meadow land.

The land lies approximately 0.45 miles from the steading (Lot 1) at Burn House; however it does benefit from livestock handling pens, natural and private water supplies and good vehicular access.

Lot 2 runs from a low of 231 m above sea level to a high of 251 m, it provides good quality additional grazing and cutting land to complement that of Burn House, however its separation does offer the opportunity for a standalone Lot.

The intention is for Lot 2 is to be Let on annual grazing licence but for 364 days only. The following year (2025), the expectation is that the grazier will be offered a 9 year FBT, the principal terms of which will mirror that of the FBT at Burn House, with the rent agreed at the then Market Value.

DIRECTIONS

When travelling from the east, from the A69 (and on the Haltwhistle bypass), take the left exit onto Bellister Close for approximately 3 miles before taking another left turn. Continue for a further 0.8miles taking the next left turn. Once on this road, after 1 mile, a right-hand turn should be taken before a left-hand turn is taken 70 yards after. Burn House can then be found on the right.

ENVIRONMENTAL SCHEMES

There will be no Basic Payment Scheme entitlements, or any residual delinked payments included within the letting.

The land is currently managed under an Entry Level plus Higher-Level Stewardship agreement until June 2028. Lot 1 - The Landlord will receive the payment for the 2024 scheme year and the agreement will be transferred at the appropriate time to the successful Tenant for the 2025 scheme year and onwards, receiving the payments thereafter.

The Landlord will remain responsible for the management of the agreement across Lot 2, for the duration in which it remains subject to a Grazing Licence. Details of the agreement can be made available upon request.

Part of the land is currently managed under Sustainable Farming Incentive agreement. Further details on this agreement can be made available upon request. The agreement is not transferable,

however at the commencement of the tenancy it will be terminated allowing an in-goer to immediately apply for their own. The expectation is that the in-goer will therefore benefit from not only from the SFI payments going forward but also the fact that in theory a lot of the required undertakings will already have been implemented, should they wish to follow the same prescriptions.

The successful applicant may wish to apply to enter into further stewardship schemes once they are in occupation. Any environmental schemes on the farm must receive prior written consent from the Landlord, which will not be unreasonably withheld.

DESIGNATIONS

The majority of the land at Burn House falls within the North Pennines Area of Outstanding Natural Beauty. The moorland is designated as part of the Whitfield Moors, Plenmeller and Ashholmes commons Site of Special Scientific Interest.

SPORTING, MINERAL and TIMBER RIGHTS

These will all be reserved for the benefit of the Landlord or a third party.

SERVICES

The Farmhouse benefits from a private water supply which has recently been upgraded with a new water filtration system, as well as benefiting from an oil fire central heating system and drainage to a septic tank.

The land and agricultural buildings are serviced by a natural water supply and a private trough supply.

ENERGY PERFORMANCE CERTIFICATE

The farmhouse has currently got an Energy Performance Rating of F.

COUNCIL TAX BAND

The farmhouse has a Council Tax band of E.

INGOING/HOLDOVER

Approx 130 swale ewes 1 to 4 crop, 50 gimmers, plus 40- 50 gimmer lambs. Two feed bins, a Diesel tank and approximately 200 bales of silage.

EASEMENTS, WAYLEAVES AND THIRD-PARTY RIGHTS

The holding is let subject to and with the (non-financial) benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

TENANCY AGREEMENT and GRAZING LICENCE

Lot 1 – Burn House

The successful applicant will be required to enter a Farm Business Tenancy which will be available from November 2024. An early entry permitted subject to terms may be agreed. The principal terms of the FBT will be as follows:

1. Term – 10 years with break clause at year 5.
2. Rent – quarterly in advance (dates) and will be reviewed every three years.
3. Residency – The Tenant will be required to reside in the Farmhouse.
4. Permitted Use – The use of the holding is restricted to agricultural use only, although consideration may be given to diversified activities, subject to Landlord's consent. There shall be an absolute covenant prohibiting assignment or sub-letting on the whole or any part of the farm.



5. Repairs – The Landlord will be responsible for the building structure including the roof, water supply to the buildings and electrics to the distribution board. The Tenant will be responsible for all other repairs/maintenance on a put and keep basis.
6. Insurance – The Landlord will insure the buildings and fixtures, but the Tenant will be responsible for all other insurances.

Tenant to contribute £650 plus VAT to the preparation of the tenancy agreement.

Lot 2 – Land at Low Byre

The successful applicant will be required to enter into an annual mowing and grazing licence which will be available from November 2024, the principal terms of which will be as based on the CAAV Grazing Licence, details of which are available on request. The licence fee will be payable quarterly in advance.

TENDERS

Applicants intending to make an offer are advised to inspect the Farmhouse, Land and Farm Buildings thoroughly and to take all relevant factors into account before submitting a formal offer. All applications should be made via the Tender Form available in the Information Pack.

Tenders should be submitted by no later than 12 noon on **Friday 06/09/24** and should be emailed to harry.morshead@youngsrps.com or katie.proctor@youngsrps.com.



Alternatively, tenders can be sent in an envelope marked: “Burn House and Land at Low Byre Tender – Private and Confidential” addressed to:
youngsrps
Priestpopple
Hexham
Northumberland
NE46 1PS

The Landlord is not bound to accept the highest or indeed any offer.

Interviews for prospective applicants will be held and applicants are forewarned that these will be scheduled for the week commencing **16th September 2024**.

VIEWINGS

Prospective applicants will have the opportunity to view both Burn House and the Land at Low Byre on the following dates: **Tuesday 6th August 2024 and Wednesday 14th August 2024**.

To register interest please contact the youngsrps Hexham Mart office 01434 60900 or email harry.morshead@youngsrps.com or katie.proctor@youngsrps.com

INFORMATION PACK

A more detailed Information Pack containing further plans, schedules, a draft Tenancy Agreement, a model grazing licence and a Tender Form will be available to potential applicants upon request.

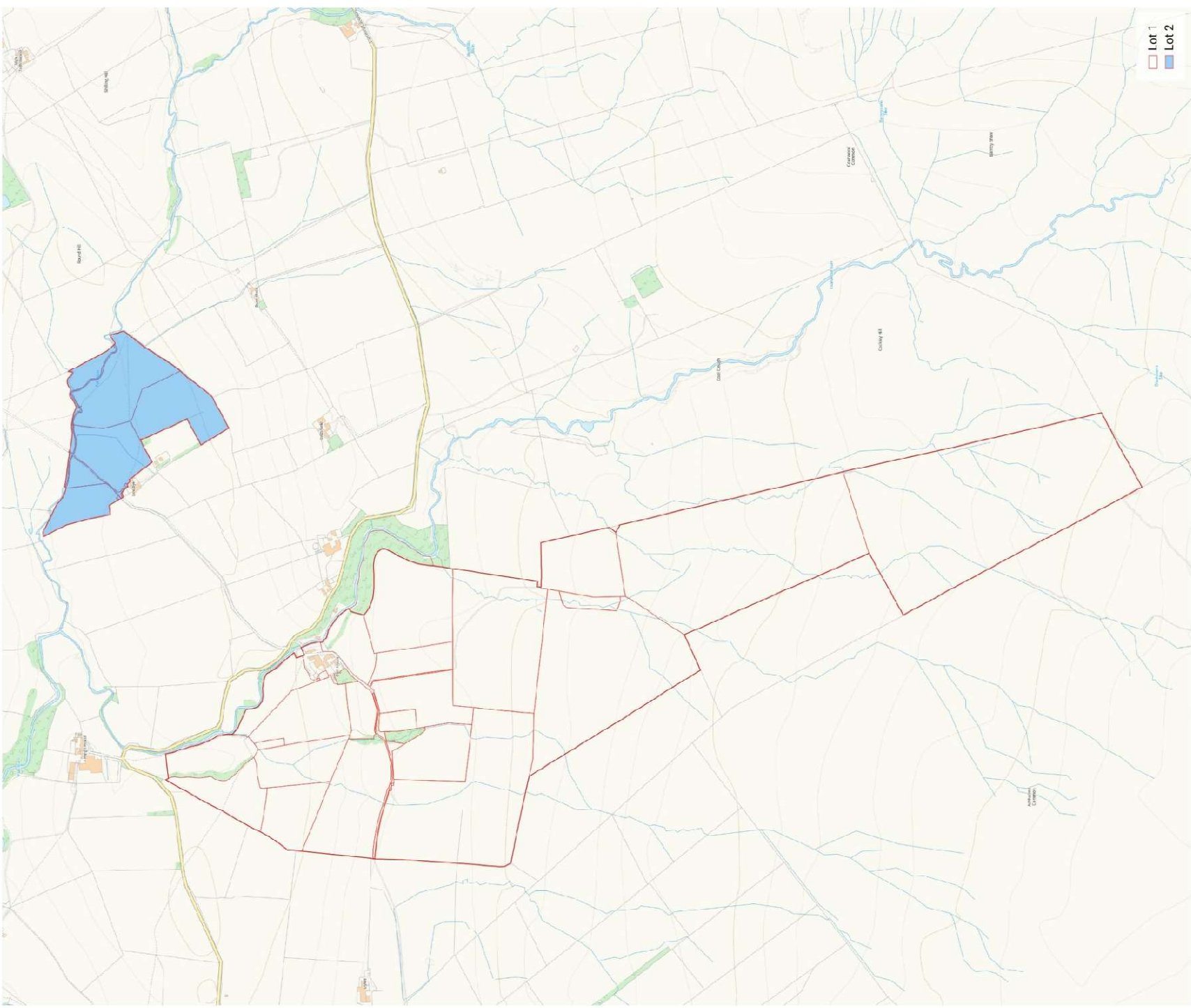
ANTI MONEY LAUNDERING REGULATIONS

The successful applicant will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

WHAT3WORDS

Burn House - going.dinosaur.hazelnuts
Land at Low Byre – tenure.vest.agreed







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