



MIDGEHOLME FARM
BARDON MILL, HEXHAM

Galbraith



MIDGEHOLME FARM, BARDON MILL, HEXHAM NE47 7DG

Investment Farm

Hexham 12.3 miles ■ Haydon Bridge 5.9 miles
Newcastle-upon-Tyne 33.7 miles ■ Carlisle 30.4 miles

What3Words: ///mailer.agency.genius

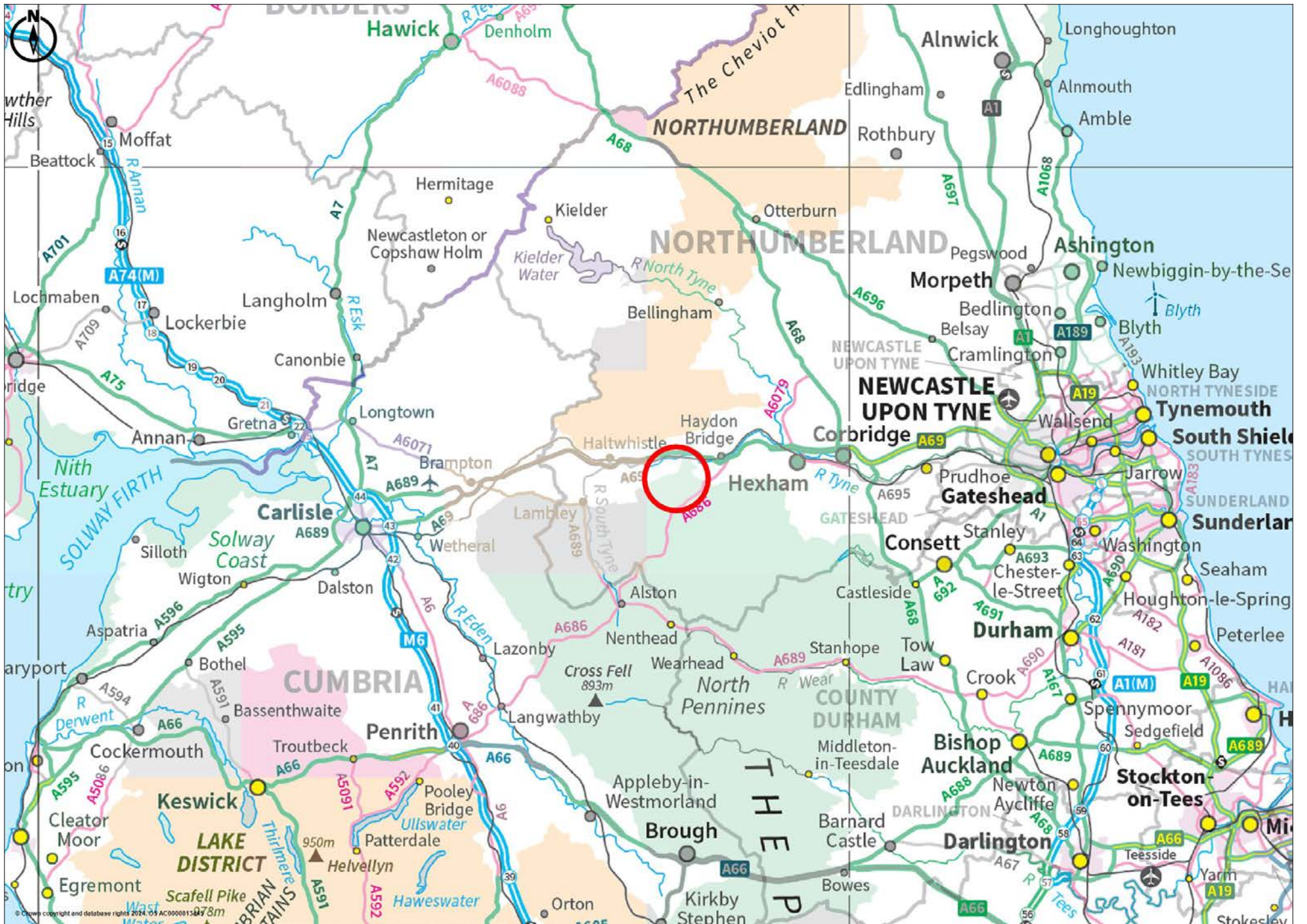
- 3-bedroom farmhouse, a range of semi-modern and traditional farm buildings
- Freehold for sale subject to an Agricultural Holdings Act Tenancy on first succession
- Rent passing: £9,200 per annum
- Livestock farm
- Extending in total to approximately 44.68 hectares (110.40 acres)
- 46.45 acres of Permanent Pasture
- 46.68 acres of Mowing Land
- 15.25 acres of Woodland
- For sale by Private Treaty as a whole

Galbraith

Hexham
01434 693693
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 OnTheMarket





THE PROPERTY

Midgeholme Farm is subject to an Agricultural Holdings Act tenancy, currently on its first succession, Midgeholme is a productive livestock farm extending in total to approximately 44.68 Hectares (110.40 acres), benefitting from a three-bedroom farmhouse, range of modern and traditional agricultural buildings with agricultural land and woodland, extending in total to approximately 43.86 hectares (108.38 acres).

Location

Midgeholme Farm is located some 5.9 miles from Haydon Bridge and approximately 12.3 miles from Hexham. Midgeholme benefits from excellent transport links being located approximately 2.6 miles from the A69 trunk road, providing access from Northeast England across to Carlisle at the M6 motorway. Newcastle International Airport is located some 31.3 miles from The Property and the closest train station is situated at Haydon Bridge of the Northern Rail service.

Farm Buildings

The farm buildings comprise of a range of traditional stone buildings together with a range of more modern agricultural buildings. The farm buildings are located to the southern side of the farmhouse and are situated in a central position to the land.

Dwelling

The stone-under-slate farmhouse comprises of two reception rooms, three bedrooms and a bathroom. The internal floor area extends to approximately 236.9 sq. metres (2549.6 sq.feet).

Land

The land extends in total to approximately 43.86 Hectares (108.38 acres), comprising of 46.45 acres of permanent pasture, 46.68 acres of mowing land and 15.25 acres of woodland. The land has been well maintained by the tenant and is classified as Grade 4 agricultural land. The soils predominately comprise of slowly permeable, seasonally wet acid loamy and clay soils.

Rent

The current rent passing is £9,200 per annum.

Countryside Stewardship Scheme

The land is entered into an Entry Level and Higher-Level Countryside Stewardship Scheme. Further details on the options attributed to Midgeholme are available from the selling agents.

Basic Payment Scheme

The property is registered with the Rural Payments Agency. The delinked payments will remain with the Tenant.

Rights and Easements

The Property is sold subject to and with the benefit of all rights of way, whether public or private and any existing wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The Purchaser(s) will be held to satisfy himself or herself on all such matters.

There is a public footpath which passes through the holding from the northeastern end of the property at Farnalees Burn, though the farm steading and south to Kingswood Burn.

Access

The Property is accessed from a track (named Whinshield Side) leading from the public highway off Ward Way, highlighted brown on the land plan.

Viewing

Midgeholme is available to view strictly by prior appointment with Galbraith, Hexham. Tel: 01434 693693.

Method of Sale

The property is offered for sale by Private Treaty as a whole. Offers should be submitted to Galbraith, Hexham Business Park, Burn Lane, Hexham NE46 3RU.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

Services

The property is serviced by a mains single phase electric supply and a mains water supply. Foul drainage is to a private septic tank. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Fibre optic broadband supplied by B4RN is connected to the property but has not yet been activated.

Tenure and Possession

The property is held freehold and offered for sale subject to an Agricultural Holdings Act Tenancy on first succession.

Sporting and Mineral Rights

The sporting and mineral rights are included within the sale so far as the Vendors have title to them.

Local Authority

Northumberland County Council - 0345 600 6400.

Energy Performance Certificate

Midgeholme Farmhouse - F21.

The EPC documents are available from the selling agents on request.

Council Tax

Midgeholme Farm - Band C (Northumberland County Council).

Plans and Schedules

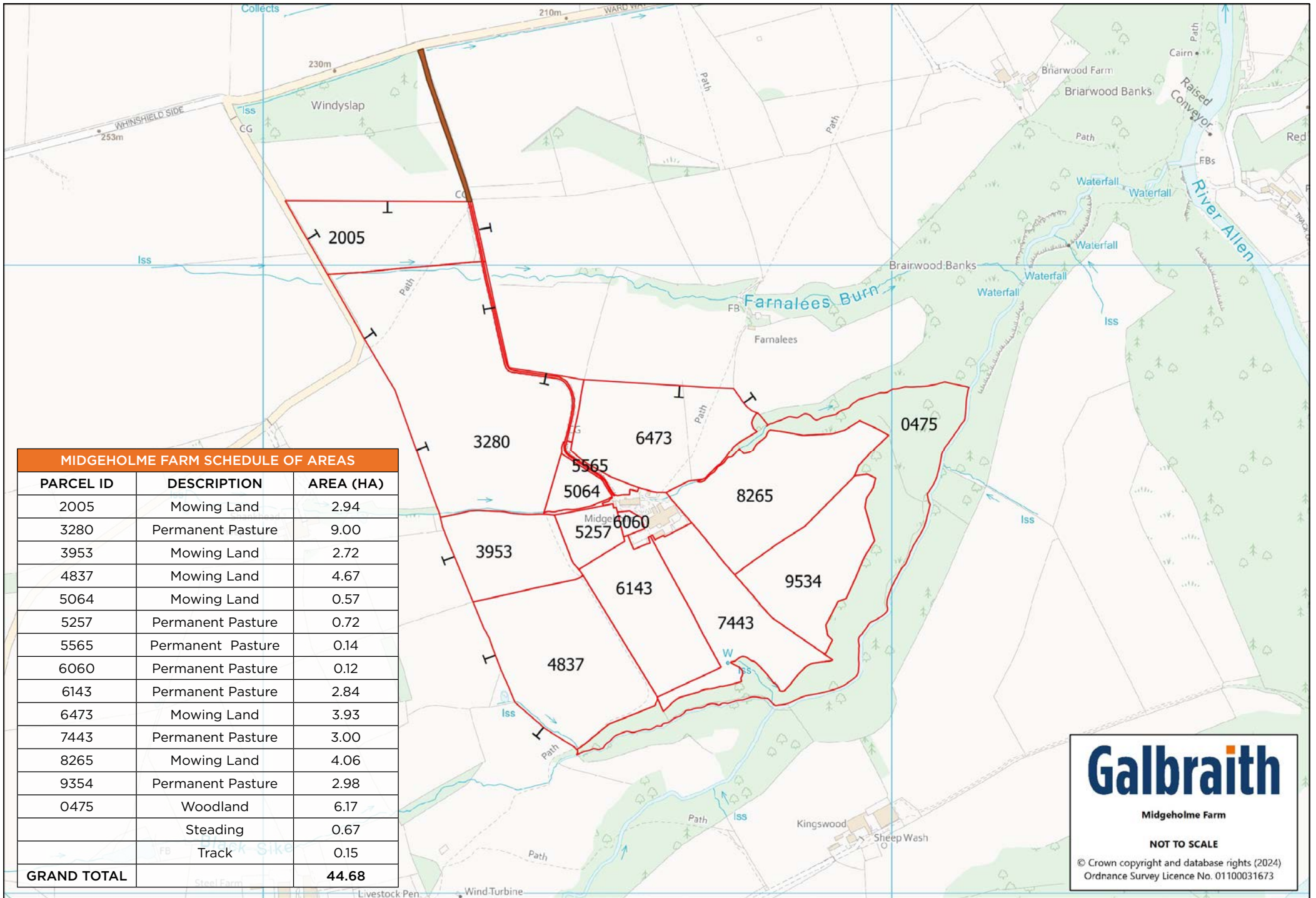
Plans and Schedules included within these particulars are based on information from the Rural Payments Agency and Ordnance Survey, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

Tenancy Agreement

The Tenancy was granted in 1967 and has a right of two successions under the 1986 Act for three generations of the same family. There is one further succession available. A copy of the Tenancy Agreement can be made available to interested parties upon application.



MIDGEHOLME FARM SCHEDULE OF AREAS

| PARCEL ID | DESCRIPTION | AREA (HA) |
|--------------------|-------------------|--------------|
| 2005 | Mowing Land | 2.94 |
| 3280 | Permanent Pasture | 9.00 |
| 3953 | Mowing Land | 2.72 |
| 4837 | Mowing Land | 4.67 |
| 5064 | Mowing Land | 0.57 |
| 5257 | Permanent Pasture | 0.72 |
| 5565 | Permanent Pasture | 0.14 |
| 6060 | Permanent Pasture | 0.12 |
| 6143 | Permanent Pasture | 2.84 |
| 6473 | Mowing Land | 3.93 |
| 7443 | Permanent Pasture | 3.00 |
| 8265 | Mowing Land | 4.06 |
| 9354 | Permanent Pasture | 2.98 |
| 0475 | Woodland | 6.17 |
| | Steading | 0.67 |
| | Track | 0.15 |
| GRAND TOTAL | | 44.68 |

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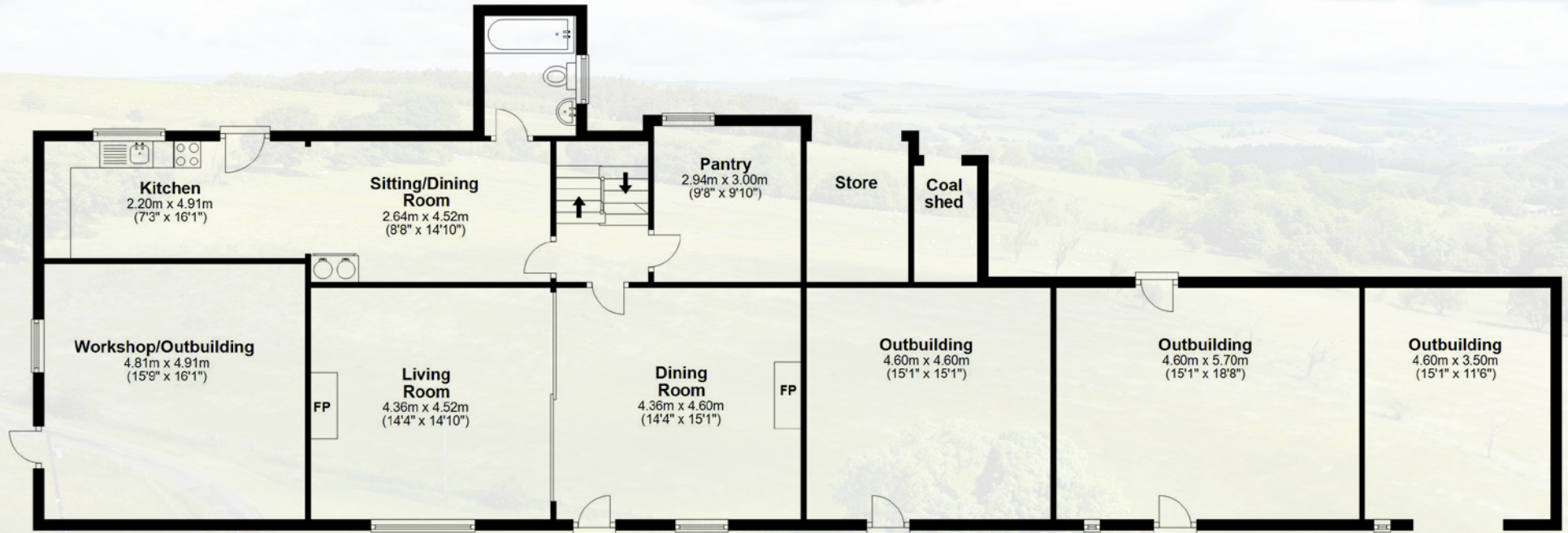
Midgeholme Farm

NOT TO SCALE

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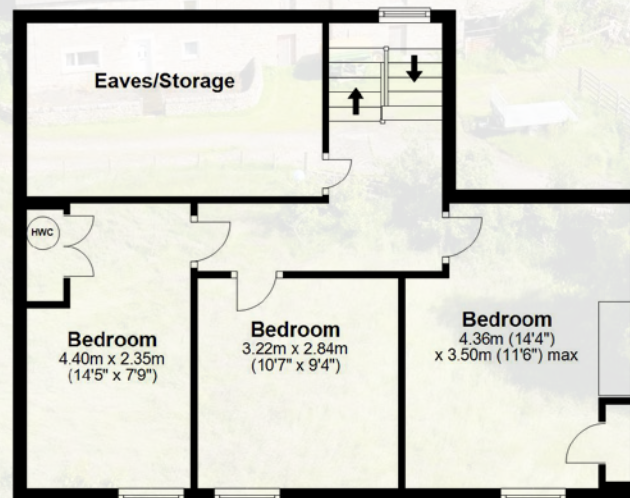
Ground Floor

Approx. 180.3 sq. metres (1941.0 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 21 F | |
| 1-20 | G | | |

Total area: approx. 236.9 sq. metres (2549.6 sq. feet)



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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, Hexham Business Park, Burn Lane, Hexham NE46 3RU. Tel: 01434 693 693. June 2024.