

FOR SALE



## WEST ORD FARM

BERWICK UPON TWEED, NORTHUMBERLAND

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LAND AGENTS &  
CHARTERED SURVEYORS





WEST ORD FARM, BERWICK UPON TWEED, NORTHUMBERLAND



# WEST ORD FARM

**BERWICK UPON TWEED, NORTHUMBERLAND, TD15 2XQ**

Berwick upon Tweed – 3 miles, Edinburgh 59 miles, Newcastle 64 miles,  
(all distances approximate)

A rare opportunity to acquire a first-class arable farm set in the most idyllic location on the banks of the River Tweed. The property has been exceptionally well maintained and is an immaculate example of a traditional family farm with extensive residential property portfolio.

## **WEST ORD FARMHOUSE**

Grade II\* Listed – Three reception rooms, five bedrooms, River views.

## **COTTAGES**

Five fully modernised, traditional farm cottages – three on short term lets and two forming part of thriving holiday letting business.

## **FARM STEADING**

Useful range of modern and traditional buildings providing approximately 1100 tonnes of grain storage and drying facilities.

## **LAND**

154.54 hectares (381.87 acres) arable/grass leys, 19.69 hectares (48.65 acres) permanent grass, 6.58 hectares (16.26 acres) woodland.

## **FISHING & SHIELS**

Two well-appointed fishing shiels providing additional holiday let income.

## **HOUSE PLOT**

Exceptional, standalone site overlooking the River Tweed with full planning for a stunning architecturally designed dwelling.

**APPROXIMATELY 186.90 HECTARES (461.83 ACRES) IN TOTAL**

**FOR SALE AS A WHOLE OR IN TWO SEPARATE LOTS**

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ROSE LANE, KELSO, TD5 7AP

48 HIGH STREET, HADDINGTON, EH41 3EF

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SITUATION

West Ord Farm is a highly productive arable farm, attractively positioned within the sought-after agricultural region of North Northumberland. Located only 3.5 miles from the breathtaking east coast, it enjoys proximity to landmarks such as Cocklawburn Beach, Holy Island, the Farne Islands, and Budle Bay Nature Reserve. The farm occupies a unique and picturesque setting, bordered to the north by the renowned River Tweed, celebrated as one of the world’s finest rivers for Salmon and Sea Trout fishing and serving as the historic boundary between Scotland and England.

The property combines exceptional privacy with convenient accessibility. The A1(T) lies just 2.5 miles to the east, providing direct links to Edinburgh (59 miles) and Newcastle upon Tyne (64 miles), both serviced by international airports. Berwick-upon-Tweed, located 3 miles away, offers a railway station on the main east coast route, providing direct services to Edinburgh (45 minutes), Newcastle (45 minutes), and London (3.5 hours).

Berwick-upon-Tweed, England’s northernmost town, is steeped in history and architectural significance, notably its medieval town walls and Georgian Town Hall. This vibrant market town provides a diverse range of amenities, including shops, leisure and sports facilities, restaurants, The Maltings theatre and cinema, and a variety of state schools. Private schooling is available at Longridge Towers, a highly regarded institution conveniently located less than a mile from West Ord Farm.

The regions of North Northumberland and the Scottish Borders are famed for their spectacular landscapes, encompassing the rugged Cheviot Hills, rolling farmland, and dramatic coastline. Known for its strong agricultural heritage, stunning scenery, and exceptional farmland, the area offers a wealth of sporting opportunities and a rare quality of life in an unspoiled, low-population setting.

GENERAL DESCRIPTION

West Ord Farm was originally part of the Longridge Estate and was acquired by the current owners in 1983. Since then, substantial investment has been made to modernise the residential and agricultural facilities while enhancing land drainage and fertility. The sale of West Ord Farm presents a rare opportunity to acquire a premier arable unit with an exquisite farmhouse and a meticulously maintained residential portfolio.

The farm extends to approximately 186.90 hectares (461.83 acres) and is accessed via a short private concrete driveway from the public road. At its heart lies West Ord Farmhouse, an elegant Grade II\* Listed country house, accompanied by Garden Cottage and the principal farm buildings, all conveniently accessed via the main drive.

Shepherds Cottage, along with three additional rental cottages, is located south of the steading and benefits from direct road access. Two fishing shiels, offering holiday accommodation, are situated a short walk away on the banks of the River Tweed.

The farm infrastructure includes grain drying facilities, two functional grain stores, a versatile general-purpose shed, and two traditional buildings, which could be suitable for residential conversion (subject to obtaining the necessary consents). Additionally, the property features a house plot with planning permission for an architect designed home overlooking the River Tweed, offering a unique opportunity to create a bespoke residence with stunning views.

The land forms one cohesive block, divided only by a minor unclassified adopted road. Average annual rainfall for the area is approximately 605 mm which is considered relatively low in comparison to the average of 793.10 mm for England (2024). Historically, the farm operated

as a mixed enterprise, incorporating beef and sheep alongside arable production. The cattle courts have since been adapted to support the cereal operations, while grazing fields are annually leased to a neighbouring farmer for sheep. All grazing fields benefit from a trough or natural water supply.

The land is divided into sizable fields, ideal for modern agricultural machinery, with the breakdown as follows:

| Description                        | Area (Hectares) | Area (Acres) |
|------------------------------------|-----------------|--------------|
| Arable/ TGRS                       | 154.54          | 381.87       |
| PGRS                               | 19.69           | 48.65        |
| Woodland                           | 6.58            | 16.26        |
| Scrub, buildings, tracks and roads | 6.09            | 15.05        |
| Total                              | 186.90          | 461.83       |

Presented in immaculate condition and requiring minimal immediate investment, West Ord Farm is offered for sale as a whole or in two separate lots.



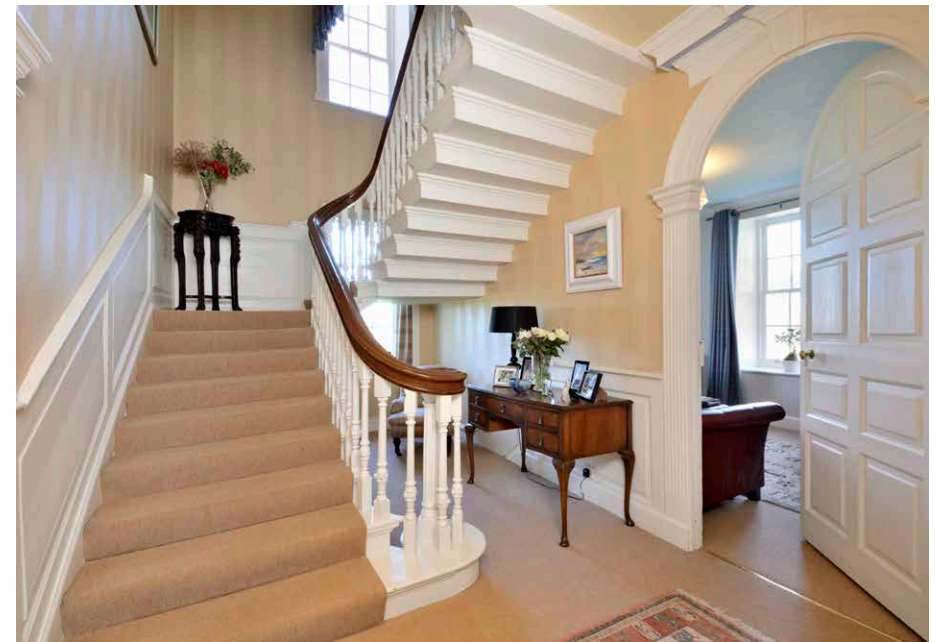
**LOT 1 - Farmhouse, 5 Cottages, 2 Fishing Shiels, Farm buildings and approximately 185.45 hectares (458.24 acres)**

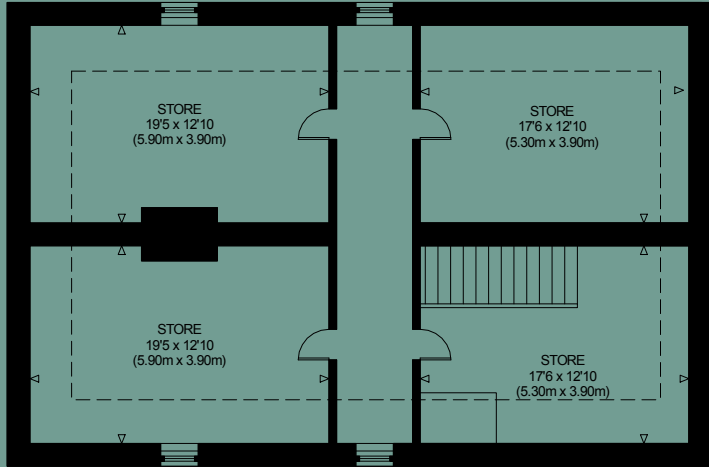
**WEST ORD FARMHOUSE**

West Ord Farmhouse represents an exquisite example of early Georgian architecture, occupying a prominent yet private position with breathtaking views across the River Tweed. Constructed circa 1700-1710, this Grade 2\* Listed house features a perfectly symmetrical rectangular design, with identical opposing façades. A later addition to the west elevation comprises a single-storey stone extension under a slate roof. The main house is built of painted ashlar stone with a Scottish slate-covered hipped roof, tall plain parapets, and dormer windows.

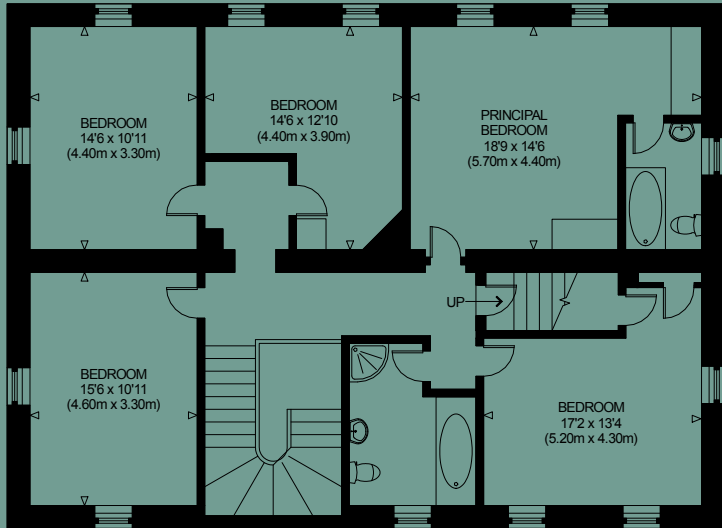
The property epitomises classical elegance while combining charm and functionality to create an exceptional family home. With an abundance of natural light, excellent proportions, and a sense of grandeur, the interior also delivers comfort and practicality. Period features include extensive wall panelling, finely detailed hand-carved cornicing, moulded architraves, fluted pilasters, ornate doors, and a feature staircase. The property has been carefully maintained and improved over the years, with significant works including a complete rebuild of internal gutters and chimney stacks in the early 1990s, as well as the installation of Ventrolla timber-frame sash and case windows. Modern kitchen and bathroom fittings have been stylishly integrated, and the property is decorated to a high standard. The accommodation is arranged over two storeys, with additional floored attic space, as detailed in the accompanying floor plans:

- Ground Floor: Entrance lobby leading to an inner hall accessing all reception rooms and the staircase to the first floor. Includes a light-filled drawing room with double aspect, wall panelling, ornate cornice, and fireplace with shelved alcoves; snug with wood-burning stove; dining room with panelling and non-working fireplace (potential for reinstatement), connecting to the kitchen and inner hall; utility room with Belfast sink and external door; farm office with wall safe; kitchen featuring fitted Callerton units, with granite and Formica worktops, Aga with bespoke hand-painted tile splashback, pantry, and cloakroom with WC and wash hand basin; rear entrance porch.
- First Floor: Landing leading to five double bedrooms, including the principal bedroom with en-suite bathroom. A family bathroom with separate shower completed the first floor accommodation.
- Attic: Floored attic space divided into four rooms, currently used for storage, but offering potential for further development (e.g., bedrooms, office, or playroom).

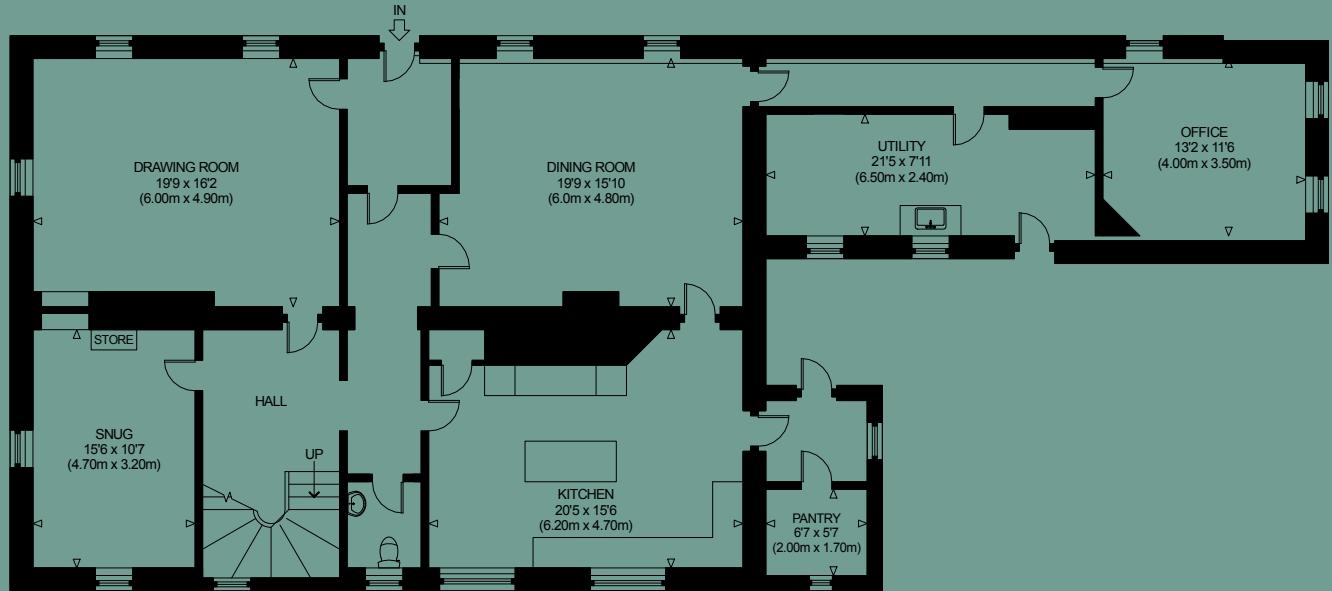




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1196 SQ FT / 111.2 SQ M



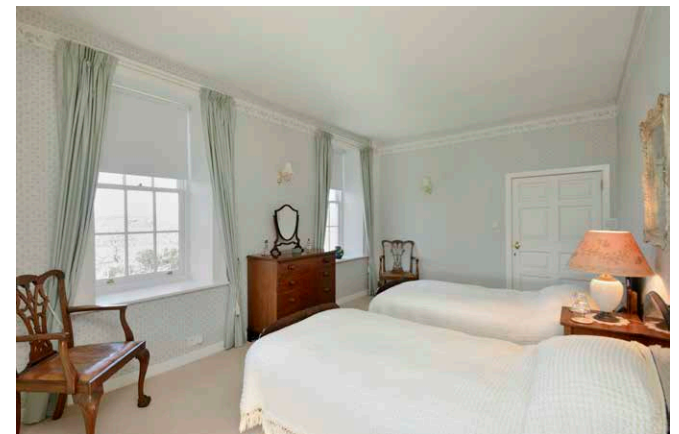
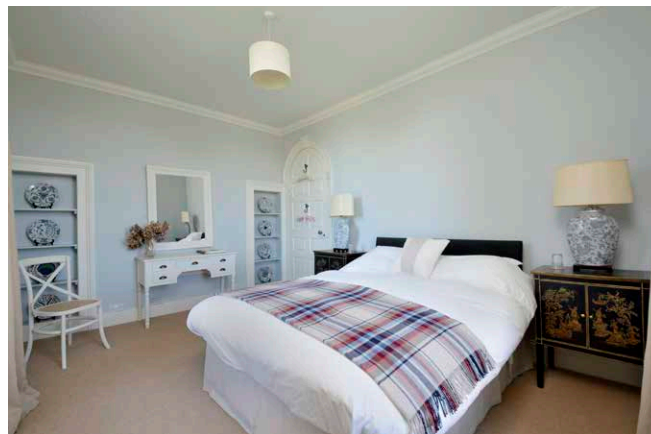
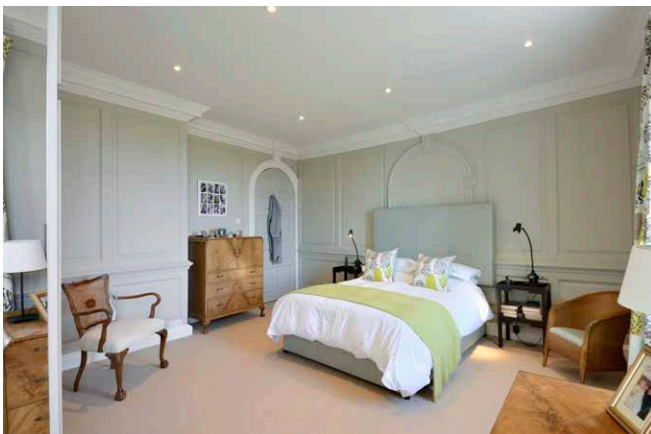
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1394 SQ FT / 129.6 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2031 SQ FT / 188.9 SQ M

WEST ORD FARMHOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4621 SQ FT / 429.7 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.





WEST ORD FARM, BERWICK UPON TWEED, NORTHUMBERLAND





Garden Cottage

#### Outbuildings:

A. Boiler Shed (6.40m x 5.50m): Stone-built with a corrugated iron roof, housing a 33Kw Effecta Komplett III wood pellet biomass boiler (7 tonne capacity self-fed) installed in 2015. Includes space for bulk pellet storage and double-door access. For the avoidance of doubt, the Feed In Tariff (FIT) for the biomass boiler has now expired. The building provides ample space for bulk loads of pellets to be blown in through a side window hatch. Double doors and concrete floor.

B. Stables/kennels (12.50m x 6.50m): Stone-built with slate roof and concrete floor; includes three stables, tack room, and floored loft above with ladder stairs (not accessible for health and safety reasons). Potential for redevelopment, subject to permissions.

C. Garage/Garden Store (9.40m x 4.10m): Brick-built with an asbestos sheet roof and concrete floor; adjacent Titan 2500-litre bunded oil tank.

#### Gardens:

Enclosed gardens surround the house, predominantly laid to lawn with attractive borders, stone walls, and hedging. Features include a tennis court (33m x 16.5m) and turning circle to the front of the house and parking for several vehicles to the rear.

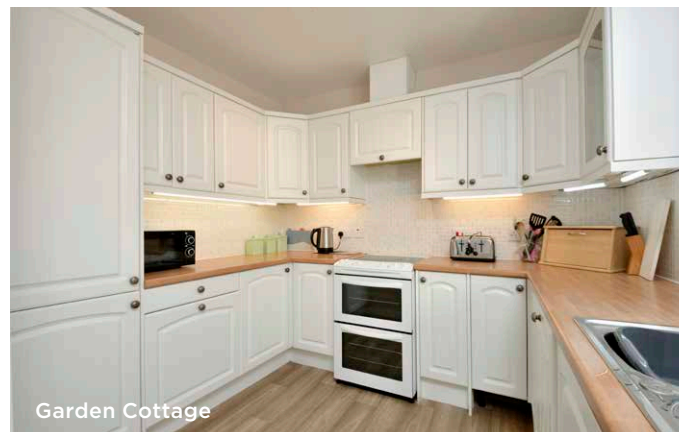
#### GARDEN COTTAGE (No.1)

A charming stone-built cottage located adjacent to the farmhouse and adjoining the traditional stable block, externally rendered and painted, with a slate-covered roof. The cottage has been modernised and whilst currently vacant, has been operated as a furnished let (principally for commercial lets) providing comfortable accommodation over two floors:

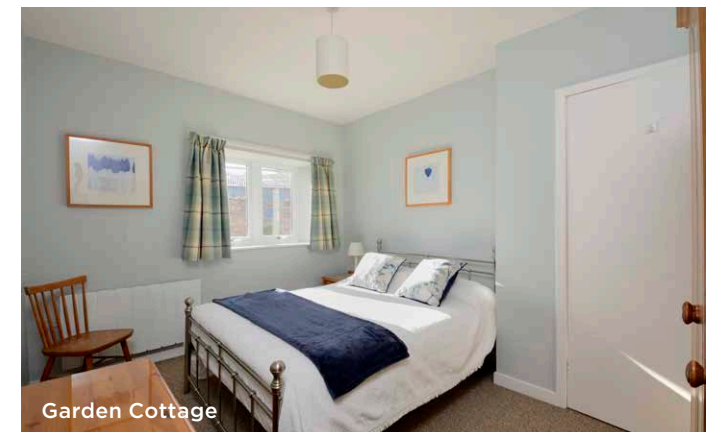
- Ground Floor: Entrance vestibule with stairs to the first floor; living room with wood-burning stove, storage cupboard, and doors to the garden; kitchen with modern units and stainless steel sink; small double bedroom with built-in storage; bathroom with bath, overhead shower, WC, and wash hand basin.
- First Floor: Two double bedrooms and a separate toilet with wash hand basin.
- Externally: Gravel parking area to the rear, with a lawned garden to the front.



Garden Cottage



Garden Cottage



Garden Cottage





Shepherd's Cottage



3-5 Cottages



Geary Shiel



Shepherd's Cottage



Shepherd's Cottage

### SHEPHERD'S COTTAGE (NO.2)

A stone built detached cottage, externally rendered, and painted under a slate covered roof. The cottage benefits from full double glazing and electric heating supported by the adjacent 4KW solar panel array. The cottage is in immaculate order and is currently used as a thriving holiday let. Accommodation over two floors, comprises:

Ground Floor: Entrance vestibule with stairs to first floor; living room with open fireplace; rear lobby with access to garden; kitchen with good range of wall and floor mounted units, inset stainless steel sink and double doors leading to garden; shower room with large shower enclosure, WC and wash hand basin; double bedroom.

First Floor: Two double bedrooms, with built in cupboards; bathroom with bath, overhead shower, WC wash hand basin. Externally: Gravelled parking area to the front and enclosed lawned garden to the rear.

### EDEN, TILL, & TWEED COTTAGES (NOS 3,4 & 5)

A terrace of three single storeyed former farm cottages known as Eden (No.3), Till (No.4) and Tweed (No.5), located just to the south of the farm steading and constructed from stone externally rendered and painted under slate covered roofs. The cottages have had significant capital expenditure in recent years. All three cottages were re-roofed in 2024, chimneys have been lined and multi fuel stoves installed to each, they all benefit from full double glazing and electric heating supported by the adjacent, individual 4kW solar panel array. The cottages have floored lofts with dormer windows and therefore could have potential to create additional living accommodation subject to obtaining the necessary consents. Internally, the cottages have been tastefully upgraded and have modern kitchen and bathroom fittings. All three cottages are currently let on Assured Shorthold Tenancies which commenced in late 2024 running to May and June 2025 and monthly thereafter.

The accommodation within each cottage is described as follows: Entrance Hall; lounge with multifuel stove; dining kitchen with double doors to garden; bathroom with bath, overhead shower, WC and wash hand basin and two bedrooms with exception of Eden Cottage (No.3) which has just one bedroom, dining area in the lounge and a shower room.

Externally, each cottage benefits from a gravelled parking area to the front and a private fully enclosed garden to the rear laid to lawn, with a patio area and small storage shed.

### SOUTH BELLS SHIEL

A detached traditional stone under slate roof former fishing shiel accessed via field 8 and currently operated as a successful holiday let. This charming shiel is located in a very peaceful position and has wonderful views across the River Tweed. The cottage benefits from mains water and electric heating. Accommodation on two floors includes:

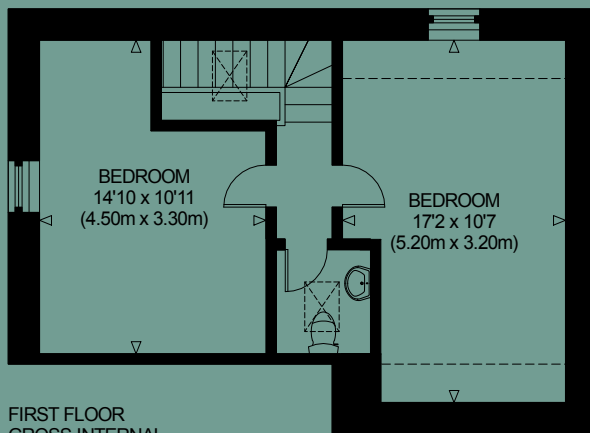
Ground floor: Entrance lobby with spiral stairs to first floor; shower room with shower, WC and wash hand basin; open plan kitchen/lounge with open fire.

First floor: Large bedroom spanning the full width of the building.

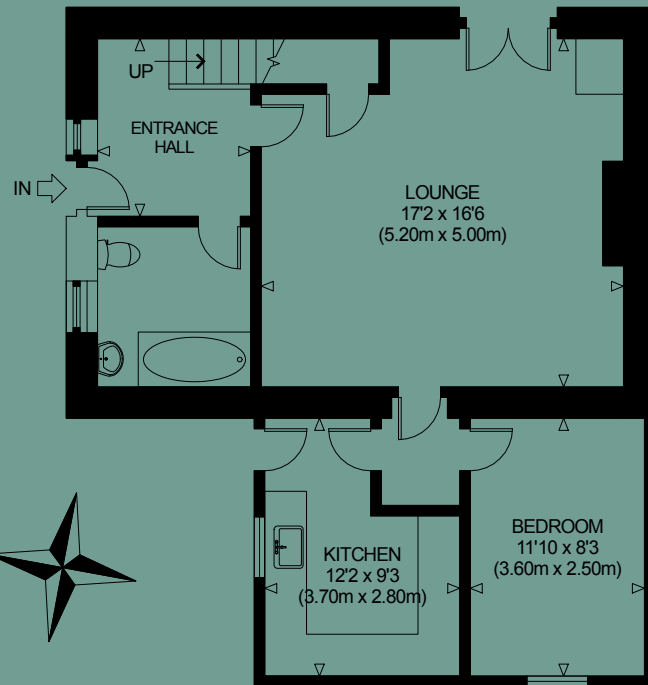
### GEARY SHIEL

A characterful detached former fishing shiel located on the banks of the River Tweed toward the west of the farm and constructed of stone under a slate roof. The shiel benefits from mains water and electric heating. Operated as part of the thriving holiday let business the shiel has cosy accommodation on just one level comprising: entrance lobby, kitchen/dining room with wood burning stove; double bedroom with built in cupboards, shower room with shower, WC and wash hand basin.



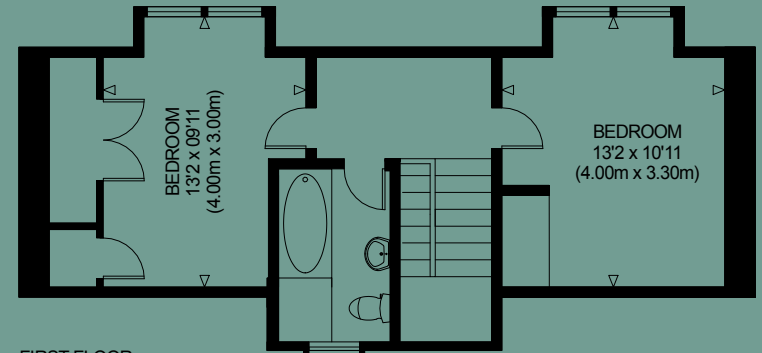


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 389 SQ FT / 36.2 SQ M

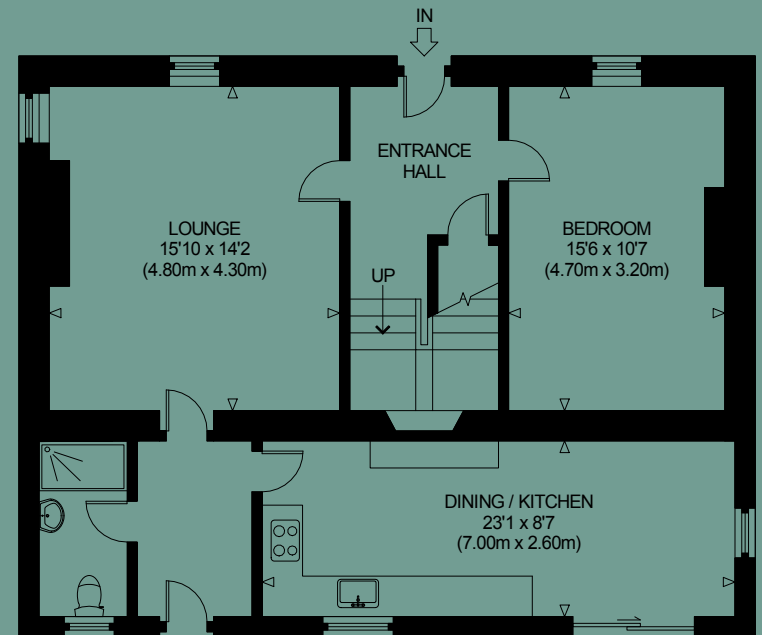


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 652 SQ FT / 60.6 SQ M

**GARDEN COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1041 SQ FT / 96.8 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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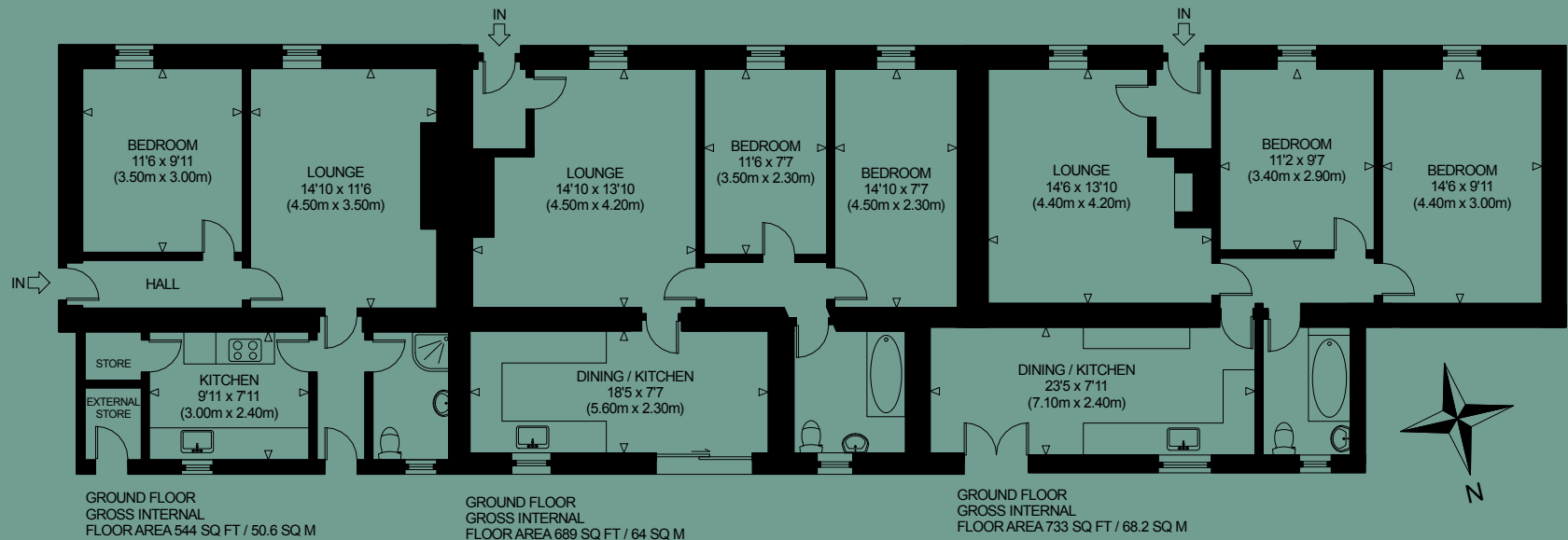
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 389 SQ FT / 36.2 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 855 SQ FT / 79.5 SQ M

**SHEPHERDS COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1244 SQ FT / 115.7 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

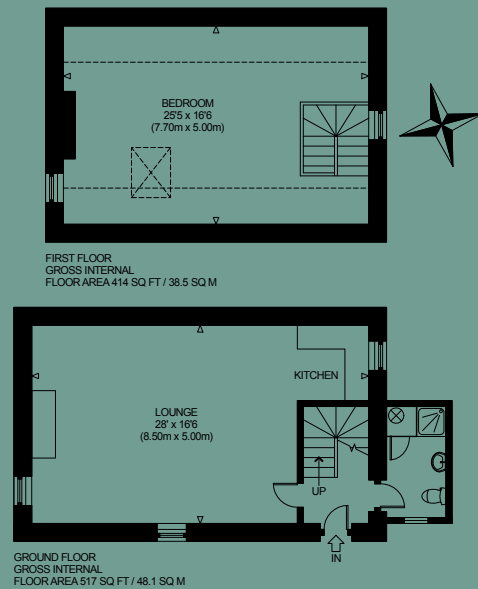




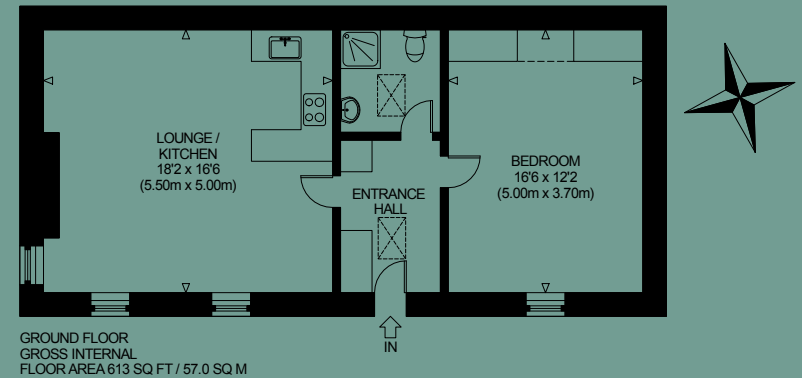
**EDEN COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 544 SQ FT / 50.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**TILL COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 689 SQ FT / 64 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**TWEED COTTAGE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 733 SQ FT / 68.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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**SOUTH BELLS SHIEL**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 517 SQ FT / 48.1 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
All measurements and fixtures including doors and windows  
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**GEARY SHIEL**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 613 SQ FT / 57.0 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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South Bells Shiel



South Bells Shiel



South Bells Shiel



South Bells Shiel



South Bells Shiel





## FARM BUILDINGS

The farm steading is well located just to the south of West Ord Farmhouse and occupies a level site with plenty yard storage, good access and turning space. The buildings comprise a mixture of traditional and modern design and benefit from large concrete aprons. There is approximately 1100 tonnes of grain storage. The steading is served by mains electricity (three-phase) a private water supply (with mains back up) and has CCTV installed. Following the numbering on the inset plan the buildings are described as follows:

**1. General Purpose/Grain Shed (55m x 21.3m).** A nine-bay steel portal framed former livestock building constructed in the early 1990s repurposed for machinery and grain storage. Stone and block walls with steel (part vented) sheet cladding above all under a split height Big 6 sheet asbestos covered roof (vented ridge to northern section). Manual roller door and concrete floor.



**2. Grain Dryer Shed (12.4m x 5m).** Two bay steel portal frame lean-to adjoining building 1 with block walls, Yorkshire board cladding under a corrugated steel sheet covered roof. Concrete floor. Housing 2009 Opico grain dryer and hopper system available to purchase by separate negotiation. Further details are available from the Selling Agent.

The two Avant gas tanks (each 2000 litres) located to the north of building 1 are leased and excluded from the sale.

**3. Cart Shed (6.6m x 14.4m) & Workshop (6.6m x 10.30m).** Traditional stone cart shed with seven arch bays including workshop to southern section and mezzanine floor housing grain bruiser and mixer. Plastisol coated steel sheet covered roof. Manual roller shutter door and concrete floor.

**4. Grain Bins (7.5m x 15.3m).** Grain bin shed. No longer in use however, there are nine functioning bins including two drying bins, conveyor and elevator system with a total capacity of circa 300 tonnes. Asbestos sheet covered roof and cladding.

**5. Former Bull Pens (3.65m x 9.23m).** Steel framed single pitch lean-to adjoining grain shed, former bull pens now used for housing Titan diesel tank (5000 litres). Block walls, fibre cement sheet covered roof, roller doors and concrete floor.

**6. Grain Shed (21.35m x 36.68m).** Eight bay steel portal frame grain shed constructed in the mid-1970s with block walls, Big 6 cladding and roof. Electric roller shutter door and concrete floor.

There is a large area of concrete yard immediately to the south with farm water tank (5000 litres).

**7. Hangar (28.25m x 13.6m).** Ex aircraft hangar building with steel frame and curved asbestos cladding. Earth floor.

**8. Garage & Store (5.88m x 7.35m & 3.65m x 4.15m).** Traditional stone outbuilding used for general storage under plastisol coated steel sheet covered roof.

As noted above the grain dryer is available to purchase by separate negotiation.

## THE LAND

The farm extends to 186.90 hectares (461.83 acres) in total which includes 154.54 hectares (381.87 acres) of arable land, 19.69 hectares (48.65 acres) of permanent grass and 6.58 hectares (16.26 acres) of woodland. Situated on the Banks of the River Tweed the farm is home to an abundance of wildlife – oyster catchers, dippers, kingfishers and otters to name a few. The land reaches 48 meters above sea level at its highest point and the topography is relatively flat across the arable fields with a gentle slope to the north. There are steeper hills within the permanent grass fields ideal for shelter and adding to the character of the property. The land at West Ord has an excellent network of internal roads and tracks providing excellent access. Fields are all of a good size, ideal for large machinery and are for the most part enclosed by either neat hedgerows or stock proof fences/stone dykes. The fertile soils consist of relatively easy-to-work medium bodied loams, which are free-draining and consistently yield high-quality cash crops.

The land has an Agricultural Land Classification of Grade 2 and is therefore capable of producing a wide variety of crops. The farm currently works on a five-year cropping rotation and in recent years the land has successfully grown winter wheat, spring barley, oil seed rape, winter and spring oats. The land is in good heart and achieving excellent years as can be seen in the summary below showing yields that have been achieved in the past four years:



| Crop          | 4 Year Average (Tonnes/Hectare) | 4 Year Average (Tonnes/Acre) |
|---------------|---------------------------------|------------------------------|
| Winter Wheat  | 10.62                           | 4.30                         |
| Spring Barley | 7.87                            | 3.18                         |
| Oil Seed Rape | 4.60                            | 1.86                         |
| Winter Oats   | 9.35                            | 3.78                         |
| Spring Oats   | 8.10                            | 3.28                         |

The soils are identified by the National Soil Resource Institute as slightly acid loamy and clayey soils with impeded drainage, moderate to high fertility capable of producing a wide range of arable and pasture. Straw is chopped to enhance fertility.

West Ord Farm is primarily an arable enterprise, though it has a distinguished history of successful sheep and cattle operations, earning a strong reputation for producing high-quality livestock. In recent years, the buildings have been repurposed to support the cereals enterprise, while the grazing land is leased annually to a local sheep farmer. Copies of the 2025 seasonal licenses are available upon request from the Selling Agents. The farm offers significant potential for the reintroduction of livestock enterprises should an incoming purchaser wish to do so.

The land is registered with the Rural Payments Agency although there are no subsidies available. The farm is currently within a Countryside Stewardship Scheme (CSS) and Sustainable Farming Incentive Scheme (SFI).

It is clear to see that the Sellers have put their heart and soul into the farming of West Ord. The farm has been exceptionally well managed and maintained during the last 40 years with all assets currently in very good order and with very little, if any, capital investment needed in the medium term.

**LOT 2 – House Plot - approximately 1.45 hectares (3.58 acres)**

The site known as Low House was granted planning permission (subject to conditions) for a replacement dwelling on 2nd February 2024 (Planning Reference: 23/03491/FUL). The location of the site is illustrated on the accompanying sale plan. This is a truly exceptional opportunity, offering a peaceful setting with stunning views over the River Tweed and the surrounding countryside. The proposed plans have been thoughtfully designed, utilising materials that complement the natural environment. Extensive use of glass will reflect the river and illuminate the interiors with natural light. The layout has been specifically crafted to accommodate modern living while maximising the available space and taking full advantage of the spectacular views.

Proposed accommodation is arranged over two floors, with details as follows:

- **Ground Floor:** Entrance vestibule; lounge; kitchen/living room; utility room; store; cloakroom; dining room; snug/office; boot room; bedroom with en-suite.
- **First Floor:** Landing; master bedroom with en-suite; family bathroom with separate shower; two double bedrooms.

Full copies of the planning permission can be accessed via the online planning portal or are available upon request from the Selling Agents.

**GENERAL INFORMATION**

**WOODLAND**

The farm includes limited woodland, consisting only of a few dispersed shelterbelts that add structure and aesthetic value to the property.

**SPORTING RIGHTS**

The sporting rights are in hand insofar as they are owned with further details below:

**1. Shooting**

Shooting rights are currently limited to deer management and vermin control, and are not otherwise exercised.

**2. Fishing**

The salmon fishing rights are included in the sale of the property, insofar as they are owned. These rights have been exercised continuously and without interruption during the Seller's ownership. The River Tweed, regarded as one of the world's premier Salmon and Sea Trout fishing rivers, is managed by the River Tweed Commission (RTC). The RTC oversees the preservation and enhancement of migratory and freshwater fish stocks throughout the Tweed system. This is supported by the Tweed Foundation, which conducts biological monitoring and habitat enhancement initiatives to protect the river's valuable fish stocks and maximize its natural productivity. The RTC operates a 100% catch-and-release policy.

The Sellers maintain catch records and pay the annual Tweed Levy to the RTC, which is calculated based on a five-year average catch of Salmon and Sea Trout. Additional details can be obtained from the Selling Agents. Although catch numbers are modest—due in part to the tidal nature of the river at this location—there is considerable potential for an incoming purchaser to enhance the fishing opportunities.

It is noted that the as this is tidal water that the trout fishing is effectively free to the public. Limited use is made of that right.

**HOLIDAY LETTING BUSINESS**

The Sellers have successfully operated a highly rated holiday letting business (West Ord Holiday Lets) utilising two cottages and two fishing shiels. Weekly rental rates range from £530 to £990, with an average annual occupancy of 22 weeks to 31 weeks per year for the two shiels and Shepherd's Cottage. Should a purchaser wish to continue the business, the Sellers are willing to provide a copy of trading accounts and details of future bookings. The sale of furnishings, linens, and equipment could also be discussed with a full itinerary and further information provided within the Data Pack, available from the Selling Agents.

**RURAL PAYMENTS**

The land at West Ord Farm is registered with the Rural Payments Agency and is classified as non-SDA. The delinked payment for 2025 will be retained by the Sellers. There are no Basic Payment Scheme Entitlements included in the sale.

**COUNTRYSIDE STEWARDSHIP (CS)**

West Ord committed to a five-year CS Agreement which commenced on 01/01/2022 and includes various management activities which attract an annual payment. Any payments due prior to the date of sale will be retained by the Sellers. The incoming purchaser will be required to succeed to the contract until its conclusion on 31/12/2026. Further information is provided within the Data Pack, available from the Selling Agents.

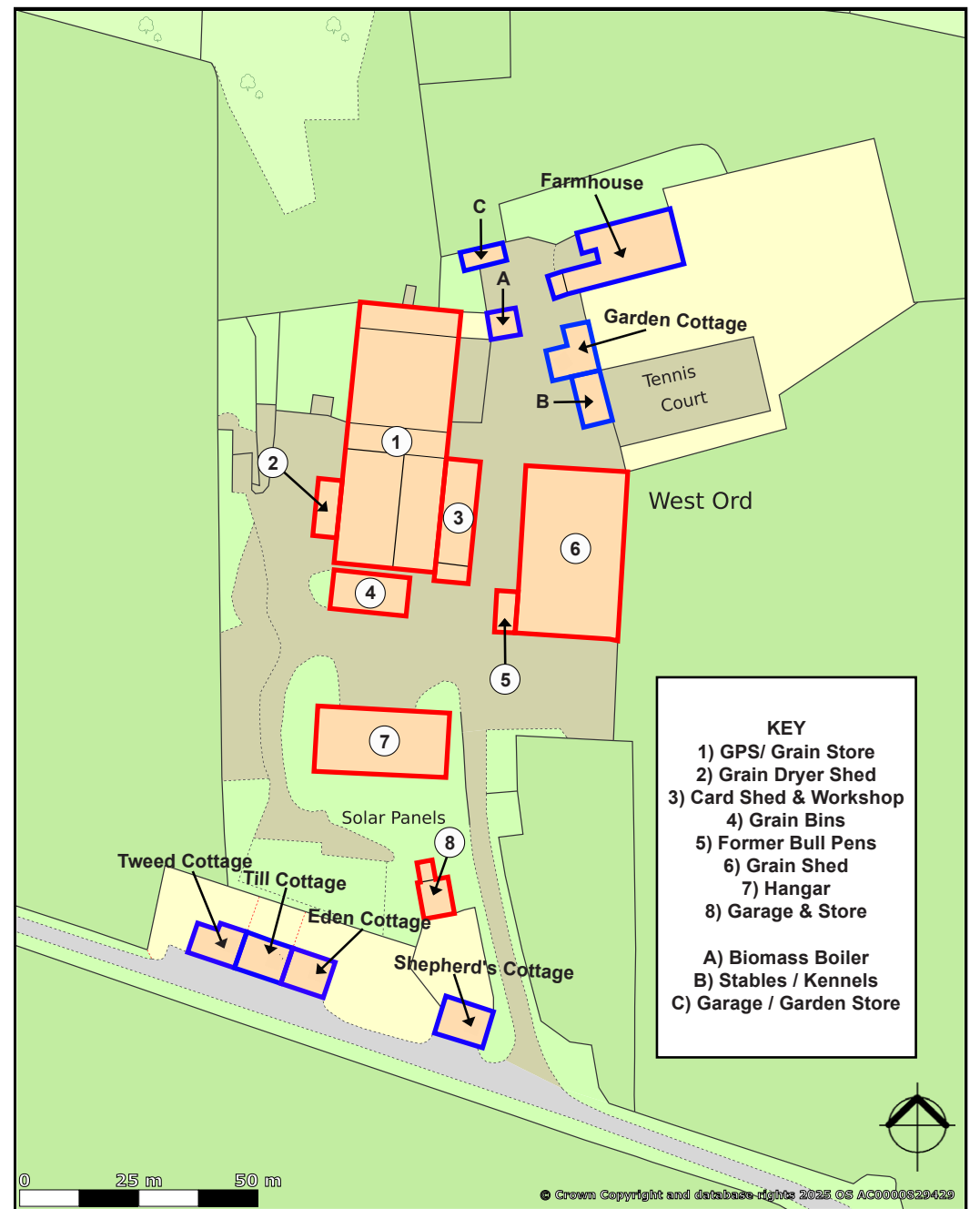
**SUSTAINABLE FARMING INCENTIVE (SFI)**

The farm entered a three-year Sustainable Farming Incentive (SFI) scheme in 2024 which, under RPA regulations, will terminate on the date of sale. Any payments received in respect of the SFI will be retained by the Sellers.

**MINERAL AND TIMBER RIGHTS**

The mineral rights are included in the sale in so far as belonging to the seller. All standing and fallen timber are included in the sale.



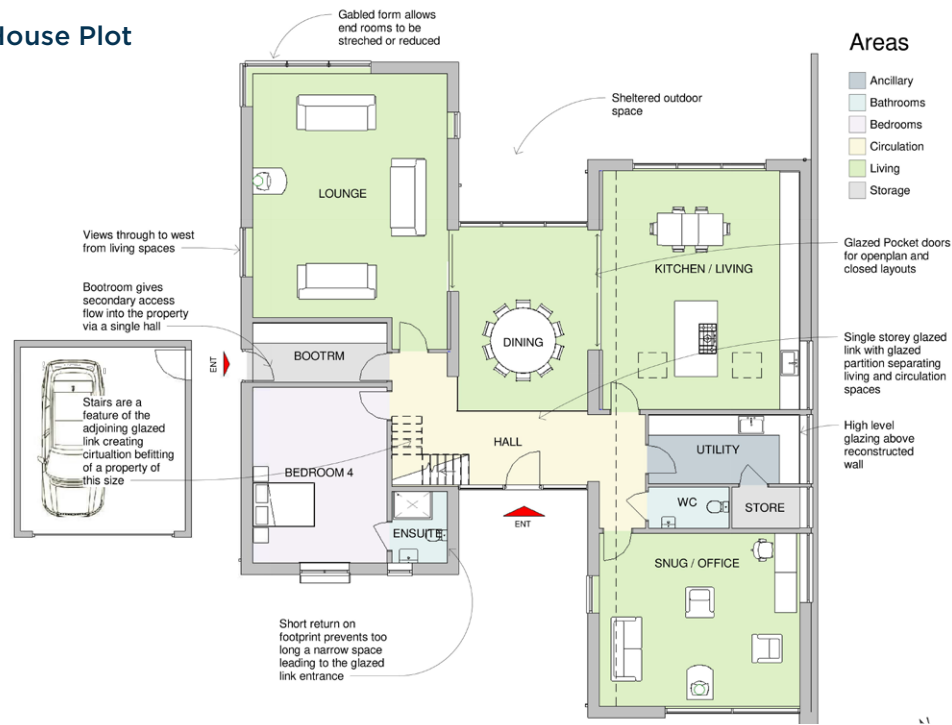


created on **edozo**

Plotted Scale - 1:1,250  
Not to Scale



LOT 2 - House Plot



ARTIST IMPRESSION - SOUTH ELEVATION



ARTIST IMPRESSION - NORTH ELEVATION

**HISTORICAL NOTE**

Historic England notes that West Ord Farm originally belonged to the Orde family. According to the Historic England website, the architectural quality of West Ord Farmhouse is believed to be linked to Margaret Orde's association with Sir William Blackett of Wallington. Elizabeth Orde, as Sir William's mistress, had an illegitimate daughter, also named Elizabeth, who eventually became Sir William's heir. The interior decoration of the farmhouse is believed to date from the period following the property's full transfer to the Wallington Estate in 1726 (Source: [historicengland.org.uk](http://historicengland.org.uk)).

**PLANNING AND BUILDING CONTROL PERMISSIONS**

Planning permissions have been granted for several developments on the farm over the last 20 years. Full details can be accessed through the Berwick Borough Council planning portal or requested from the Selling Agents. A summary of the consents is as follows:

| Date         | Description  | Planning Ref  | Status   |
|--------------|--|---------------|----------|
| 2 Feb 2024   | Replacement building and associated work at Low House.   | 23/03491/FUL  | Approved |
| 5 Nov 2012   | Installation of four 4kW ground mounted photovoltaic arrays to offset power for adjacent holiday cottages. | 12/03174/RENE | Approved |
| 6 April 2000 | Replacement of pivot windows with double glazed sash and case sliding windows.                             | N/00/B/0101   | Approved |
| 13 Dec 1999  | Replacement of pivot windows with double glazed sash and case sliding windows.                             | N/99/B/0661   | Approved |

**THIRD PARTY RIGHTS & SERVITUDES**

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and any other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof. In particular:

- 1. Access and Egress: The farm is subject to a right of access and egress for the owners of Yardford Shiel (separately owned and located near the northwest boundary of the farm, as identified on the sale plan). This right of access is restricted to an unmade track and excludes any parking rights on West Ord Farmland.
- 2. Public Footpaths: There is a public footpath which follows the banks of the River Tweed, leading to Berwick-upon-Tweed. There is also a public footpath which runs along the old railway line between fields 21 and 23.
- 3. Electric Wayleave Payment: The property benefits from a small annual electric wayleave payment.

**BOUNDARY WALLS & FENCES**

To the best of the Seller's knowledge, all boundary maintenance liabilities are shared equally with adjoining owners.

**ACCESS**

The main farm road going through the property is an unclassified local authority maintained road owned by the Sellers. Further details available from the Selling Agents.

**SOLAR PANELS**

Located to the rear of the three let cottages and south of the farm stading, there are 64 ground-mounted photovoltaic panels arranged in four arrays, each generating 4kW of power. These panels provide electricity for the four cottages (Nos. 2-5 inclusive), significantly offsetting their energy consumption and offering additional income through a Feed-In Tariff (FIT). The FIT contract spans 20 years, with an unexpired term of 7 years, and an annual payment of £0.0714 per kW. Over the past 5 years, the average annual payment to the farm has been £3,517. These panels represent a

valuable asset, reducing costs and generating supplemental income for the farm. It is intended that the unexpired term of the FIT will be transferred to the Purchaser.

**STATUTORY DESIGNATIONS AND LISTINGS**

- 1. The farm lies outside the Nitrate Vulnerable Zone (NVZ) with the exception of Field No. 23.
- 2. The River Tweed, adjacent to the northern boundary of the farm, is designated as part of the Lower Tweed and Whiteadder Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).
- 3. There is a Scheduled Ancient Monument known as Chester Crane Camp at the tip of the eastern boundary of the farm (Historic England List Entry Number: 1006495).
- 4. West Ord Farmhouse is a Grade II\* Listed Building (Historic England List Entry Number: 1155135).

Further details are available from the Selling Agents.

**EMPLOYMENT/TUPE**

There are no employees associated with the farm; therefore, TUPE (Transfer of Undertakings - Protection of Employment) regulations do not apply.

**FIXTURES & FITTINGS**

All curtains and carpets are included in the sale. Certain items of furniture and equipment within the holiday cottages, as well as grain-drying equipment, may be available for purchase through separate negotiation. A full inventory of items is available from the Selling Agents.

**LOCAL AUTHORITIES**

**1. Northumberland Council**

County Hall, Morpeth, Northumberland, NE61 2EF  
Tel: 0845 600 6400

**2. The Environment Agency**

Tyneside House, Skinnerburn Road, Newcastle Business Park, Tyne & Wear, NE4 7AR  
Tel: 0191 203 4263

**3. Rural Payment Agency**

Lancaster House, Hampshire Court, Newcastle upon Tyne, NE4 7YH  
Tel: 0191 226 5000

**4. Northumbrian Water**

Customer Centre, PO Box 300, Durham, DH1 9WQ  
Tel: 0345 733 5566

**SOLICITORS**

Anderson Strathern  
58 Morrison Street  
Edinburgh  
EH3 8BP  
Tel: 0131 270 7700

**VIEWING**

Viewings are strictly by appointment with FBR Seed Ltd. Due to the potential hazards of a working farm, viewers are advised to exercise caution, particularly around agricultural buildings, unoccupied properties, farmland, and watercourses.

**DIRECTIONS**

From the A1(T) Berwick-upon-Tweed Bypass, take the A689 at the East Ord roundabout. Follow this road for approximately one mile, then turn right onto an unclassified road. Continue for 0.75 miles to reach the entrance to West Ord Farm.



**WHAT3WORDS**

The farm's access road begins at ///obligated.acre.fortified.

**POSTCODE**

TD15 2XQ.

**DATA PACK**

A comprehensive electronic Data Pack is available to prospective purchasers upon the signing of a Confidentiality Agreement. The pack contains detailed information about the property.

**TENURE**

Freehold.

**METHOD OF SALE**

The property is offered for sale as a whole or within two lots with Vacant Possession via Private Treaty. A closing date for offers may be set, and interested parties are encouraged to register with the Selling Agents.

**ENTRY AND POSSESSION**

Entry will be granted on 1st October 2025 or as mutually agreed.

**SELLERS RELATIONSHIP WITH FBRSEED**

It is disclosed that the Sellers are related to David and Stewart Seed, both Directors at FBR Seed Ltd.

**OFFERS**

Offers, submitted in English Legal Form, should be directed to the Selling Agents, FBR Seed. A closing date may be announced, and interested parties should register their interest after viewing the property.

**OVERSEAS PURCHASERS**

Offers from purchasers residing outside the United Kingdom must be accompanied by a guarantee from a banker acceptable to the Seller.

**APPORTIONMENTS**

Council Tax and all other outgoings will be apportioned between the Seller and Purchaser as of the date of entry.

**PLANS, AREAS AND SCHEDULES**

The plans are based on the Ordnance Survey and are for reference purposes only. Purchasers must satisfy themselves regarding property descriptions, as errors or mis-statements will not annul the sale or entitle compensation.

**ANTI-MONEY LAUNDERING (AML REGULATIONS)**

As required under the 2017 AML Regulations, purchasers must provide identification for checks. Acceptable ID includes:

- A. Original primary (passport) and secondary (current council tax or utility bill) documents, or
- B. Copies certified and dated by the purchaser's solicitor along with confirmation that the Selling Agents may rely on these for AML purposes.

Failure to provide this documentation may result in offers not being considered.

**FINANCE (AMC PLC)**

FBR Seed are approved agents for the Agricultural Mortgage Corporation (AMC). We can assist in securing finance for a range of agricultural purposes, including land purchases. For more information, please contact our Kelso office.

**GENERAL CONDITIONS**

1. Deposit: Upon conclusion of missives, a non-refundable deposit of 10% will be paid, with the balance due at completion.
2. Ingoing Valuations: The Purchaser will take over and pay for any feed, fuel, fertilisers, sprays, chemicals, or sundries at cost. Produce will be valued at market rate.
3. Farm Sale: The Seller reserves the right to hold a farm sale up to two months after entry.
4. Grain Storage: The Seller reserves the right to store grain at West Ord until 30th November 2025.

**GUIDE TO INTERESTED PARTIES**

While every effort has been made to ensure the accuracy of this information, we encourage prospective purchasers to contact us with any queries, particularly if travelling significant distances for a viewing. These particulars were prepared in May 2025.

**IMPORTANT NOTES**

FBR, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBR have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

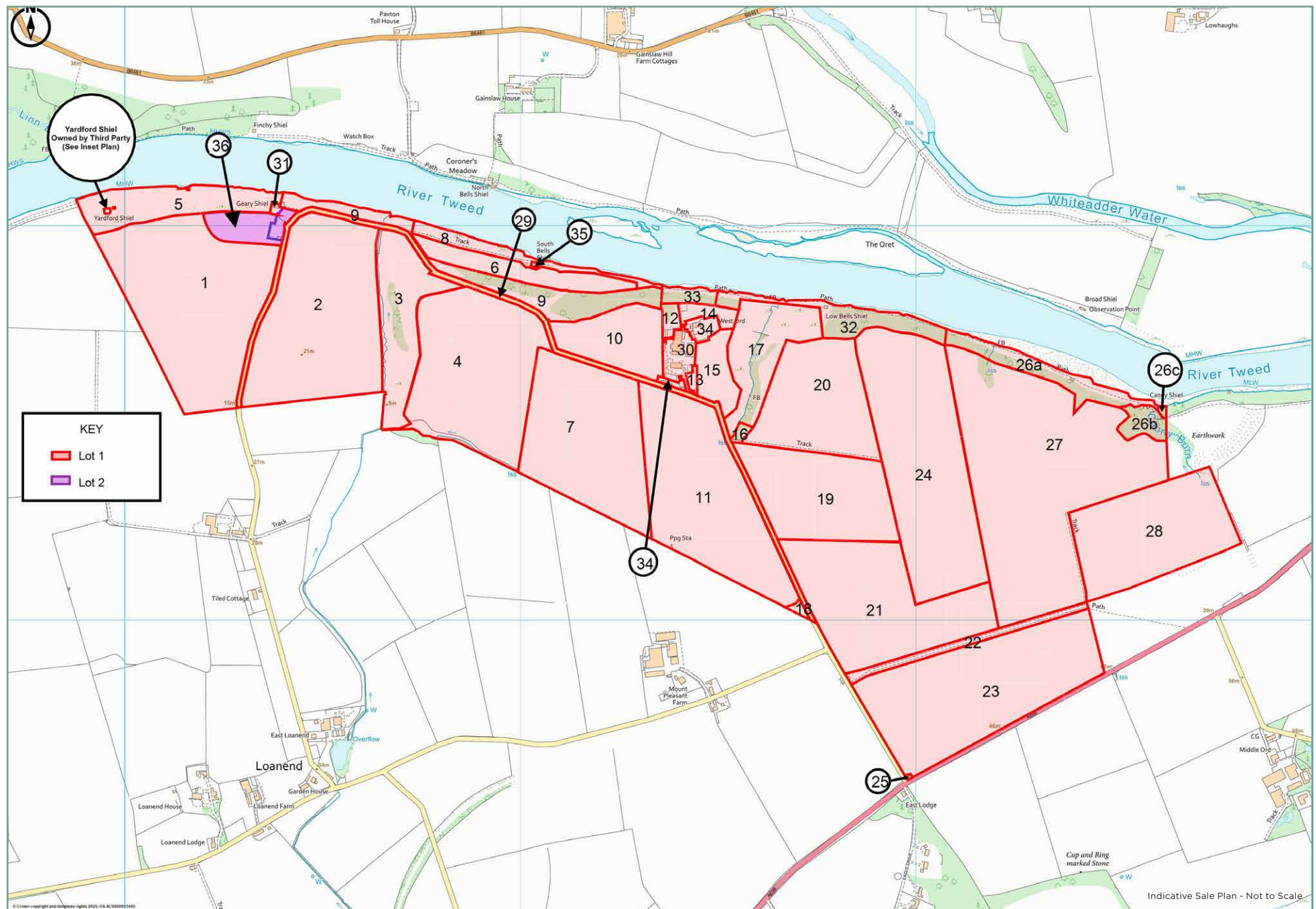
SERVICES, OCCUPANCY, LOCAL TAXATION AND EPC RATING

| Property                | Occupation                | Electricity | Water | Drainage            | Heating  | Glazing              | Council Tax/RV | EPC |
|-------------------------|---------------------------|-------------|-------|---------------------|--|----------------------|----------------|-----|
| West Ord Farmhouse      | Owner occupied            | Mains       | Mains | Septic tank.        | Biomass (wood pellet) boiler & Oil-Fired Aga (hot water)   | Mainly Double Glazed | F              | F   |
| Garden Cottage (No1)    | Vacant                    | Mains       | Mains | Shared septic tank. | Multifuel log burner with back boiler. Electric panel and storage heaters and electric emersion. | Double Glazed        | B              | D   |
| Eden Cottage (No3)      | Assured Shorthold Tenancy | Mains       | Mains | Shared septic tank. | Multifuel stove. Electric panel heaters and electric emersion. *                                 | Double Glazed        | A              | C   |
| Till Cottage (No4)      | Assured Shorthold Tenancy | Mains       | Mains | Shared septic tank. | Multifuel stove. Electric panel heaters and electric emersion. *                                 | Double Glazed        | A              | C   |
| Tweed Cottage (No5)     | Assured Shorthold Tenancy | Mains       | Mains | Shared septic tank. | Multifuel stove. Electric panel and storage heaters and electric emersion. *                     | Double Glazed.       | A              | C   |
| Shepherds Cottage (No2) | Holiday cottage           | Mains       | Mains | Shared septic tank. | Open fire. Electric panel heaters and electric emersion. *                                       | Double Glazed        | RV £10,750     | F   |
| South Bells Shiel       | Holiday cottage           | Mains       | Mains | Septic tank.        | Open Fire. Electric heaters.   | Double Glazed        |                | G   |
| Geary Shiel             | Holiday cottage           | Mains       | Mains | Septic tank.        | Log burning stove. Electric storage heaters.   | Double Glazed        |                | E   |

A 4kW solar panel array ground mounted and located within the adjacent farmyard provides electric to the cottages \*.



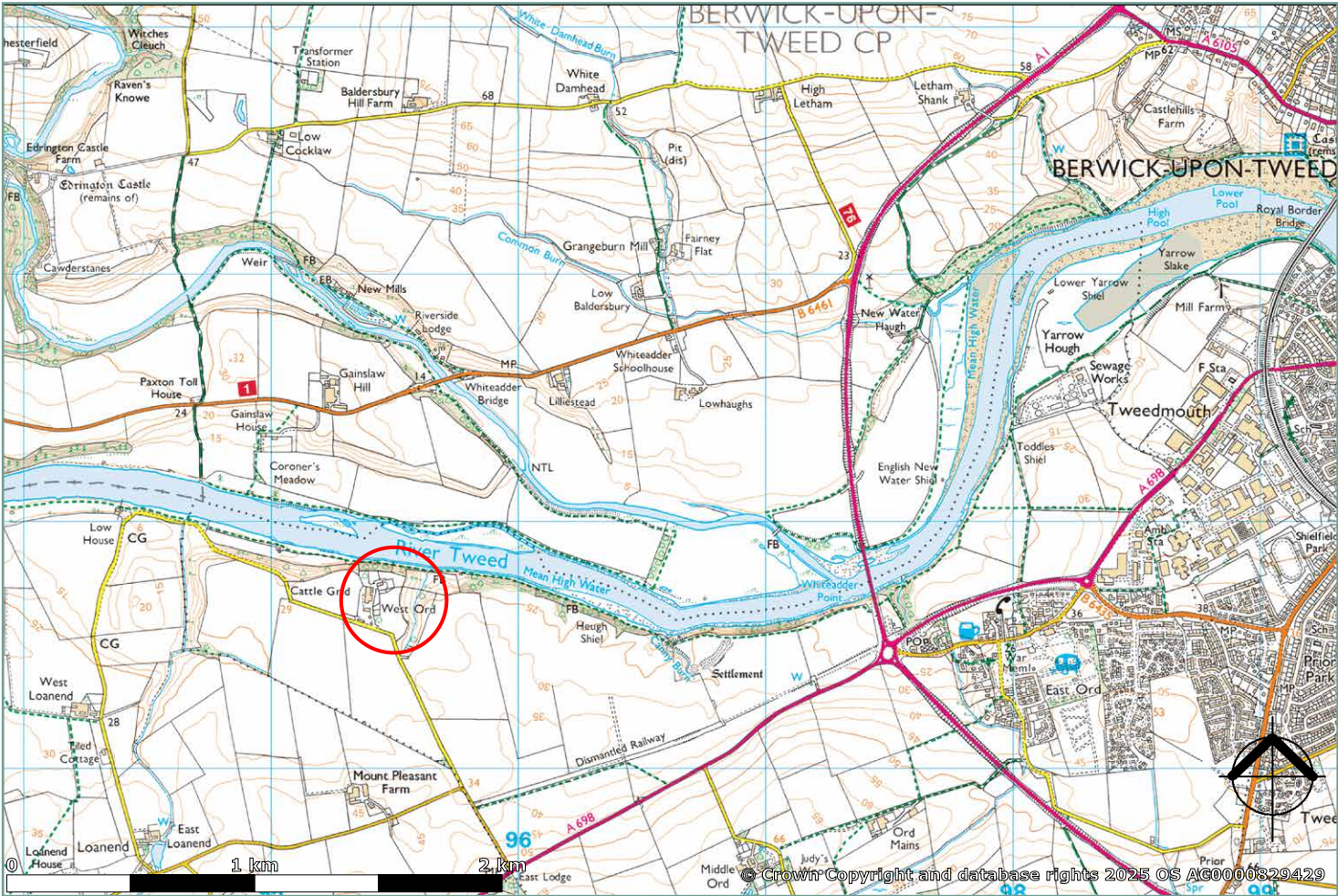






| West Ord Schedule of Areas |                  |                     |                 |                 |
|----------------------------|------------------|---------------------|-----------------|-----------------|
| Number                     | LPID Reference   | Description         | Total Area (ha) | Total Area (ac) |
| LOT 1                      |                  |                     |                 |                 |
| 1                          | Part NT9451 1678 | Arable              | 14.36           | 35.48           |
| 2                          | NT9451 5180      | Arable              | 13.41           | 33.14           |
| 3                          | NT9451 6975      | PGRS                | 4.89            | 12.08           |
| 4                          | NT9451 8863      | Arable              | 11.78           | 29.11           |
| 5                          | NT9452 0905      | PGRS                | 3.79            | 9.37            |
| 6                          | NT9551 0387      | Arable              | 2.57            | 6.35            |
| 7                          | NT9551 1746      | Arable              | 10.72           | 26.49           |
| 8                          | NT9451 9793      | PGRS                | 1.57            | 3.88            |
| 9                          | NT9452 5803      | PGRS                | 4.16            | 10.28           |
| 10                         | NT9551 2571      | Arable              | 3.82            | 9.44            |
| 11                         | NT9551 4635      | Arable              | 11.91           | 29.43           |
| 12                         | NT9551 3875      | PGRS                | 0.36            | 0.89            |
| 13                         | NT9551 4360      | PGRS                | 0.14            | 0.35            |
| 14                         | NT9551 4878      | PGRS                | 0.61            | 1.51            |
| 15                         | NT9551 4962      | Arable              | 1.64            | 4.05            |
| 16                         | NT9551 5547      | Woodland            | 0.17            | 0.42            |
| 17                         | NT9551 6171      | PGRS                | 4.17            | 10.30           |
| 18                         | NT9551 7002      | Scrub               | 0.09            | 0.22            |
| 19                         | NT9551 6171      | Arable              | 7.66            | 18.93           |
| 20                         | NT9551 7558      | Arable              | 7.26            | 17.94           |
| 21                         | NT9551 9104      | Arable              | 10.80           | 26.69           |
| 22                         | NT9650 1294      | Track               | 1.21            | 2.99            |
| 23                         | NT9650 1884      | Arable              | 13.48           | 33.31           |
| 24                         | NT9651 0340      | Arable              | 14.07           | 34.77           |
| 25                         | -                | scrub               | 0.02            | 0.04            |
| 26a                        | NT9651 2765      | Woodland            | 2.15            | 5.31            |
| 26b                        | NT9651 5749      | Woodland            | 0.84            | 2.08            |
| 26C                        | -                | Woodland            | 0.51            | 1.26            |
| 27                         | NT9651 2635      | Arable              | 20.93           | 51.72           |
| 28                         | NT9651 5923      | Arable              | 8.92            | 22.04           |
| 29                         | -                | Road                | 2.95            | 7.29            |
| 30                         | -                | Steading            | 0.95            | 2.35            |
| 31                         | -                | Geary Shiel         | 0.06            | 0.15            |
| 32                         | NT9551 8776      | Woodland            | 2.34            | 5.78            |
| 33                         | NT9551 4281      | Woodland            | 0.57            | 1.41            |
| 34                         | -                | Dwellings & gardens | 0.55            | 1.36            |
| 35                         | -                | South Bells Shiel   | 0.02            | 0.05            |
| Sub Total                  |                  |                     | 185.45          | 458.24          |
| LOT 2                      |                  |                     |                 |                 |
| 36                         | Part NT9451 1678 | Arable              | 1.21            | 2.99            |
|                            | -                | Development Site    | 0.24            | 0.59            |
| Sub Total                  |                  |                     | 1.45            | 3.58            |
| TOTAL                      |                  |                     | 186.90          | 461.83          |

| Summary of Areas                   |                 |                 |
|------------------------------------|-----------------|-----------------|
| Description                        | Total Area (ha) | Total Area (ac) |
| Arable/ TGRS                       | 154.54          | 381.87          |
| PGRS                               | 19.69           | 48.65           |
| Woodland                           | 6.58            | 16.26           |
| Scrub, buildings, tracks and roads | 6.09            | 15.05           |
| TOTAL                              | 186.90          | 461.83          |















**fbrseed**  
LAND AGENTS &  
CHARTERED SURVEYORS

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