

# Prospect Grange Farm

Corbridge, Northumberland



RICHARD **BROWN**  
& PARTNERS





# Prospect Grange Farm

Corbridge, Northumberland, NE45 5RU

Corbridge - 1.5 miles, Hexham - 4 miles, Newcastle upon Tyne - 15 miles

**Fully equipped Northumbrian farm with superb new farmhouse and extensive range of modern farm buildings.**

**Grade 3 arable and grassland.**

**Productive holding with significant lifestyle, environmental, and sporting appeal.**

**In all extending to 106.29 hectares (262.66 acres) or thereabouts.**

**OFFERED FOR SALE AS A WHOLE  
OR IN UP TO 6 LOTS**

**RICHARD BROWN  
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP

Tel: 01668 213 546

[www.richardbrownandpartners.co.uk](http://www.richardbrownandpartners.co.uk)





## **GENERAL INFORMATION**

Situated in a quiet rural location overlooking the sought after Tyne Valley. The sale of Prospect Grange Farm is a rare opportunity to purchase a desirable livestock holding in the heart of Northumberland. The farm offers a combination of residential, farming and environmental appeal in one superb property.

### **Situation**

Prospect Grange enjoys an convenient location, a mere 1.5 miles south from Corbridge where the A69 provides quick and easy access into Hexham or Newcastle where all the necessary local facilities and more comprehensive services are available respectively.

### **Description**

The new 4 bedroom farmhouse with double garage is situated in a peaceful south facing plot, separated by a short walk from the farm buildings and surrounded by immaculate gardens and grounds.

Extending to 106.29 hectares (262.66 acres), the ring fenced, mixed grass and arable farm benefits from an impressive and extensive range of modern farm buildings. The farm lies along the crest of a hill with the land being flat to gently undulating and varying in height from 187m down to 120m above sea level.

## Prospect Grange Farm Buildings

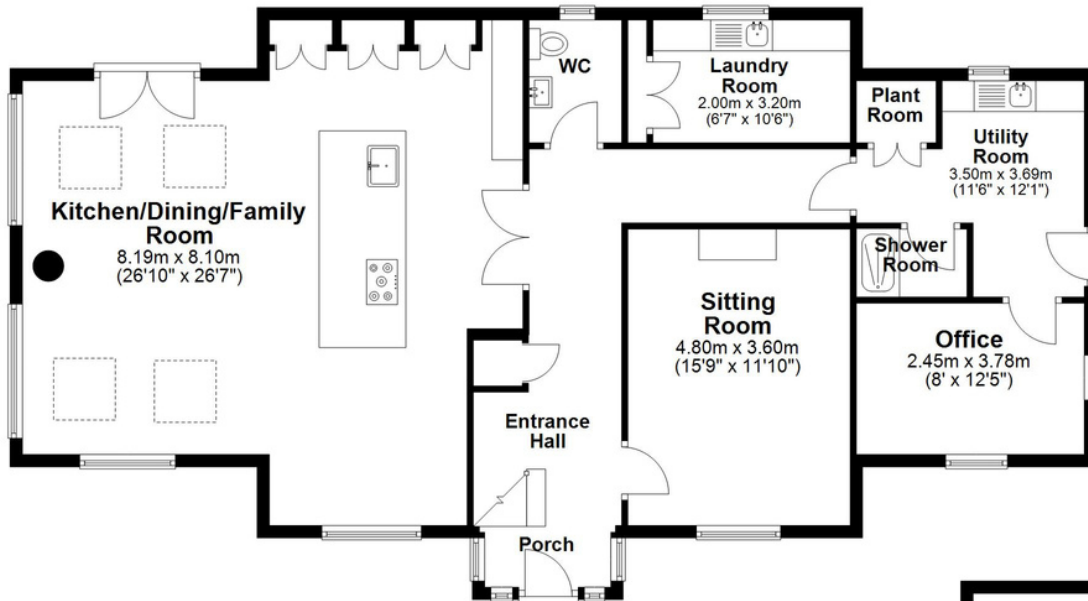
The farm is served by an exceptional modern range of steel portal framed buildings comprising a **Straw Shed** (160ft x 45ft), **General Purpose/Workshop** (80ft x 60ft), **Cattle Shed No 1** (170ft x 50ft) and **Cattle Shed No 2** (150ft x 50ft). The buildings benefit from a large central stack yard plus modern cattle and sheep handling facilities.



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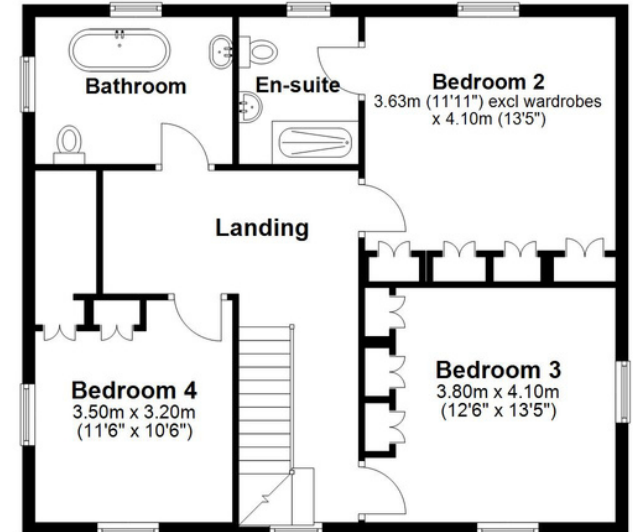
## Ground Floor

Main area: approx. 126.4 sq. metres (1360.5 sq. feet)  
Plus garages, approx. 38.8 sq. metres (418.0 sq. feet)



## First Floor

Approx. 76.9 sq. metres (827.3 sq. feet)



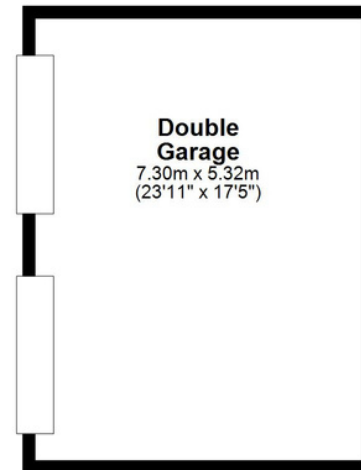
## Prospect Grange Farmhouse

A wonderful 4 bedroom family home of traditional stone under slate construction. The south facing farmhouse is fitted to the highest standard with superb views over surrounding countryside.

The property was constructed in 2021 subject to an agricultural occupancy restriction and whilst an integral part of the farm is still able to enjoy a degree of separation from the active farm steading courtesy of a small grass paddock.

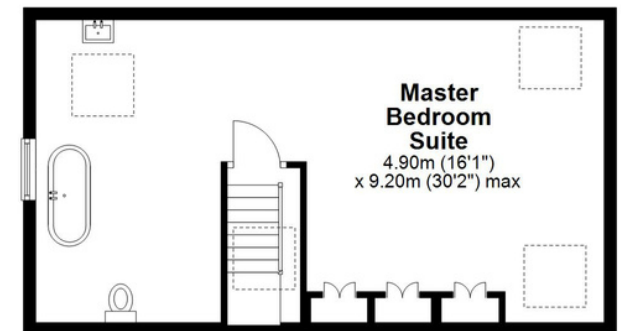
Externally the farmhouse has a generous curtilage with lawns and a paved seating area to the south facing rear and a double garage and walled driveway and parking to the front.

EPC: Band C . Council Tax: Band F.



## Second Floor inc. restr. head height

Approx. 45.1 sq. metres (485.4 sq. feet)



Main area: Approx. 248.3 sq. metres (2673.1 sq. feet)  
Plus garages, approx. 38.8 sq. metres (418.0 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.





## **Land**

The land at Prospect Grange Farm is flat to gently undulating, currently comprising approximately 54 acres of arable, 44 acres of permanent grassland and 147 acres or thereabouts of temporary grazing. The remainder of the farm acreage being made up with farmstead and woodland. As shown on the farm plan, the property is offered for as a whole or in lots.

The farm lies along the crest of a hill, with the highest ground sitting at 187m above sea level and falling either side to between 150m to 120m above sea level. The farm steading is at 180m above sea level.

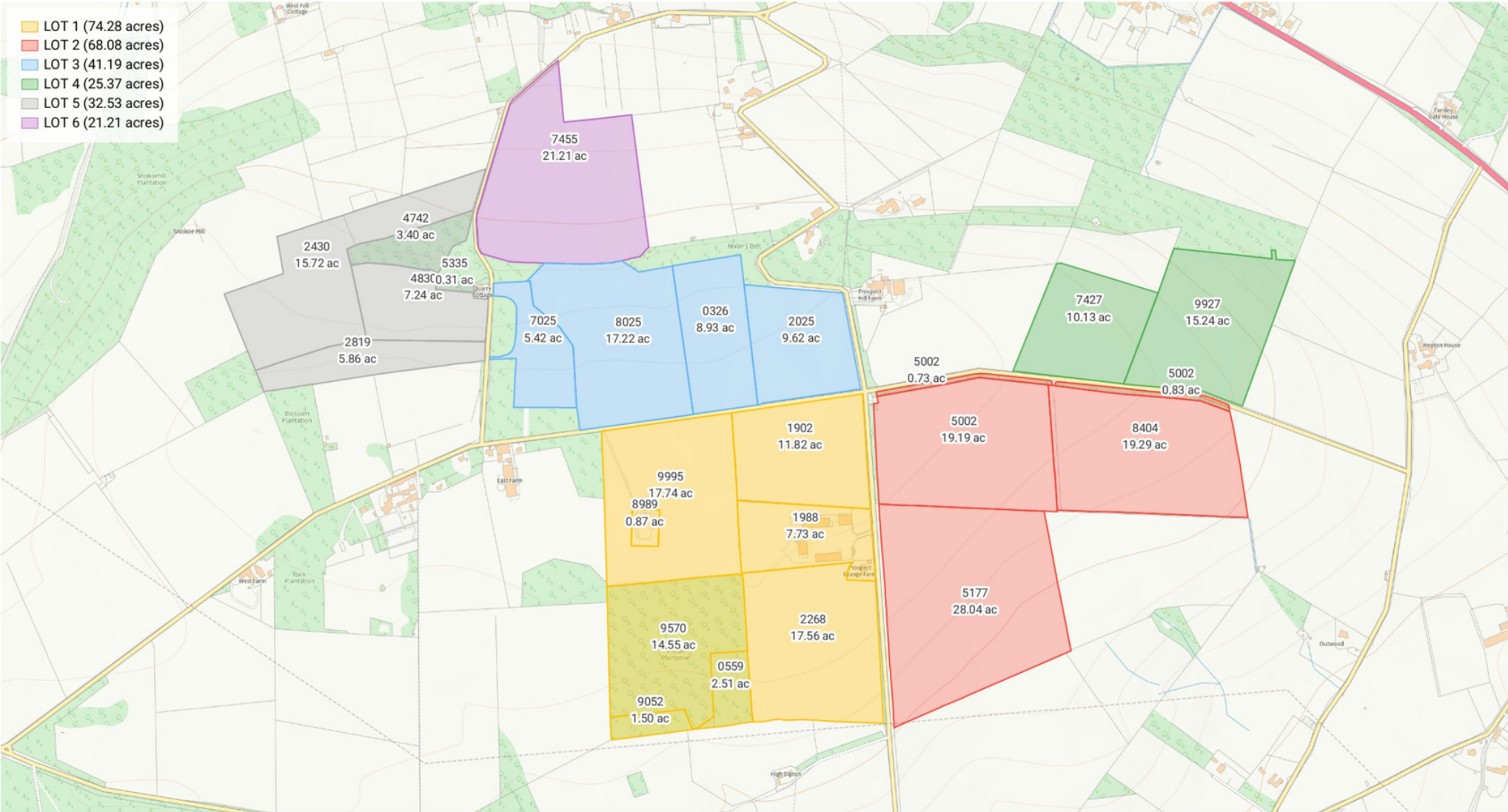
The farm currently supports a flock of 300 in-bye ewes and 90 spring calving suckler cows plus followers which are farmed alongside a practical and profitable stewardship scheme and SFI.

Agricultural Land Classification Map North East Region (ALC001) shows the land varying in classification from Grade 3 to Grade 5. Similarly, the land is classified by the Rural Land Registry as a mixture of Non-SDA.

Formal land classifications aside, it is clear upon inspection the property has been well-managed and is in good order throughout.



# Prospect Grange Farm, Corbridge, NE45 5RU





## GENERAL REMARKS

### Stewardship

There is a Mid Tier stewardship scheme on the farm running until 31st December 2024 that will be transferred to the purchaser upon completion. Generating approximately £4,500/annum with the scheme's principal "option" is GS2 (low inputs grazing). In addition the farm is now entered into a Sustainable Farming Incentive agreement running until 28th February 2027, which again will be transferred upon completion. The SFI agreement generates a further £24,000/annum principally generated through the inclusion of grassland in "herbal leys." A full copy of both of the farm's stewardship agreements are available upon request from the selling agent.

### Timber and Sporting Rights

All standing and fallen timber will be included within the sale and the sporting rights are in hand.

### Plans, Areas and Schedules

These are based on the areas provided by the Rural Payments Agency and Ordnance Survey and are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

### Services

The farmhouse and farm buildings are supplied by mains electricity and mains water. Fields are fed by a combination of i) mains troughs, ii) a private supply and iii) a spring supply. The farmhouse has a private package treatment septic system.

### Viewings

Strictly by prior appointment with the selling agents; Richard Brown & Partners, The Office, South Bellshill, Belford, NE70 7HP. Tel: 01668 213 546

### Method of Sale

The land is initially being offered for sale as a whole or in up to 6 lots by private treaty. Vacant possession upon completion.



### Anti Money Laundering Regulations (AML)

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

### Health & Safety

Please be aware of the potential hazards of a working farm (especially livestock) and be as vigilant and careful as possible when making an inspection of the property.



# RICHARD BROWN & PARTNERS

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## IMPORTANT NOTICE

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These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared and photographs used were taken in March 2024. These particulars are set out as a general outline only for the guidance for interested parties and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendors or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion in any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.