



HIGH TREWITLEY – FOR SALE
Longhorsley, Morpeth, Northumberland

 **AFP** Alnwick Farming And
Property Consultants

RING FENCED MIXED FARM CERTIFIED AS ORGANIC IN A PRIVATE LOCATION

Longhorsley 3.3 miles | Morpeth 7.5 miles | Alnwick 16.5 miles | Newcastle upon Tyne 24 miles
(Distances Approximate)

For sale freehold by private treaty as a Whole

PERIOD FARMHOUSE
STONE OUTBUILDINGS SUITABLE FOR CONVERSION
LIVESTOCK HOUSING/GP BUILDINGS
ORGANIC CLASSIFICATION
ARABLE, GRASSLAND, WOODLAND & WILDLIFE POND

In all approximately 69.60 Ha (171.98 acres)

Sole Selling Agent:



6H Greensfield Court, ALNWICK, Northumberland NE66 2DE
01665 606041 | office@alnickfpc.co.uk | www.alnickfpc.co.uk



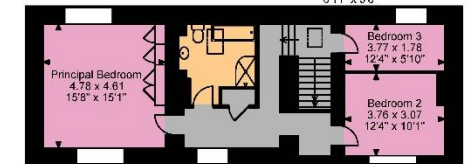
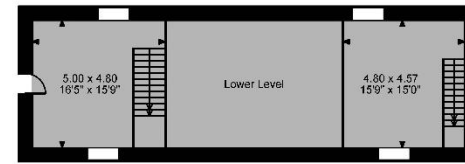
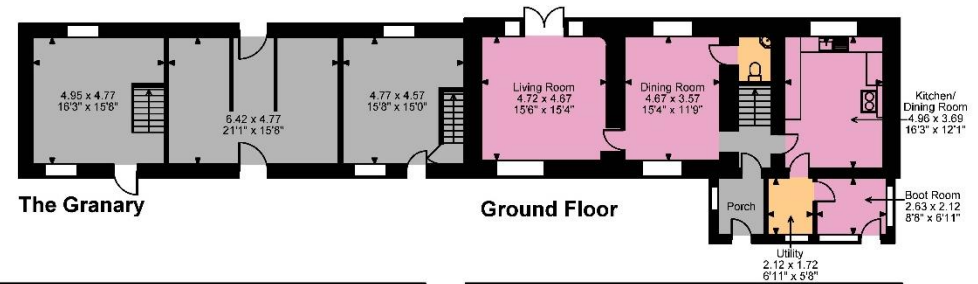


FARMHOUSE & TRADITIONAL BUILDINGS

A separate access leads off from the main access drive to the farmhouse and traditional buildings. Providing comfortable accommodation, with potential to extend, the farmhouse is constructed from a mixture of dressed and random stone under a slate roof and was comprehensively renovated in the 1980s, including plumbing and electrical upgrades, the installation of UPVC windows and modern kitchen and sanitary fittings, which are complimented by a number of period style features including wood burning stove, ceiling cornice and exposed timber floor boards.

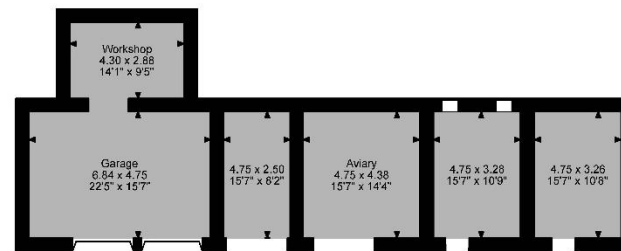


With an east/west aspect, the farmhouse has double doors leading from the living room to a patio and the main garden area which enjoys wide open views over rolling countryside. To the east elevation is a garden/sitting area enclosed by a low stone wall leading to the main parking area, traditional granary and cartshed.



The Granary First Floor

First Floor



Cart Shed

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



FARM BUILDINGS

The buildings and yard include a sheep handling facility and briefly comprise:

No.	Brief Description
1	Farmhouse
2	Granary Double storey former granary/store constructed of stone with corrugated asbestos roof cladding.
3	Cart Shed Stone built traditional range with a pantile roof (replaced in the 1980's) divided internally to create a garage, workshop and storage.
4	Crop Store
5	Livestock Yard/Lambing Shed (13.50m x 7.30m) Steel portal frame, concrete floor and asbestos roof cladding. Asbestos and timber side cladding. Mains water and electric. 7.4Kw solar array.
6	Livestock Yard/Sheep Shed and Aviary (30.30m x 14.50m) Steel portal frame, concrete floor, concrete block walls with timber boarding above. Asbestos roof cladding. Mains water and electric.
7	Livestock Yard (30.30m x 19.50m) Steel portal frame, concrete floor, block walls with timber boarding above. Asbestos roof cladding. Central feed passage.
8	Mono-pitch Range Timber mono-pitch range. CI side and roof cladding. Concrete floor



LAND

The land extends to approximately 69.60 ha (171.98 acres) overall, including 29.95 ha of arable/temporary grass and 34.35 ha of permanent grass, classified as Grade 3, with good access from the farmstead. Most of the farm has been ploughed out in the past and the soils are classified within the 'Dunkeswick' series which consist of fine loams and fine loamy over clay soils, well suited to grassland and arable cropping. In recent years, a large proportion of the farm has been re-fenced, with water from a borehole supplied to each field. Biodiversity of the land has been improved through extensive hedge planting and the creation of wildlife ponds, grassy margins and woodland plantations, to enhance the natural environment.

Organic Entry Level and Higher-Level Stewardship Agreement

Together with other land, High Trewitley is entered into an 'Organic Entry and Higher Level Stewardship' agreement, until the 29th February 2028. The agreement includes rotational and parcel-based options together with capital works including fencing, hedgerow restoration, tree planting and bat/bird boxes. Management options include grassland management with a maximum permitted stocking density of 1.2 Lu/Ha. Subject to RPA approval, the purchaser(s) will be required to continue the agreement and indemnify the vendors against future losses/penalties associated with the agreement post completion. Rotational and parcel-based options include:

OEHLs Option	Description
OA1	Farm Environmental Record
OB2 & OB3	Hedgerow Management
OF6	Overwintered stubbles
HF12	Enhanced wild bird plots
HF24	Supplementary feeding
HG7	Low input spring cereal
HC6, HC10 & HC16	Restoration and creation of woodland and scrub
HE10	Floristically enhanced grass margins
HF12	Enhanced wild bird seed mix plots
HG7	Low input spring cereal
HJ3	Reversion to unfertilised grassland
HK7	Restoration of species rich semi-natural grassland
HK15	Maintenance of grassland for target features

Sustainable Farming Incentive (SFI) Scheme

Parts of the farm were entered into the 2024 SFI Scheme. Options include:

SFI Option	Description
SAM 1 & SAM 1A	Soil Management Plan
SAM 3	Herbal Leys
IPM 1	Integrated Pest Management Plan

Basic Payment Scheme (BPS)

The land has been used to claim BPS and any remaining de-linked payments will be retained by the vendors.



Field No.	Ha	Acres	Description
7379	0.95	2.35	TG
7892	2.14	5.28	PG
8791	0.50	1.22	Wood
9386	5.72	14.15	PG & Wood
6119	5.85	14.46	PG
6308	0.39	0.97	PG
6330	0.44	1.09	Wood
7003	4.94	12.20	TG
7335	0.19	0.47	PG
7633	0.05	0.13	PG
8025	0.72	1.77	PG
8038	0.06	0.14	PG
8438	0.06	0.14	PG
8525	0.66	1.63	PG
8812	1.50	3.72	PG
9142	1.70	4.20	PG
9163	0.59	1.46	Wood and Track
9204	0.39	0.96	Wood & Wildlife Pond
9225	1.09	2.70	PG
9415	0.15	0.37	Wood
9434	0.40	0.98	Wood
9704	1.04	2.58	PG & Woodland
9862	2.72	6.72	PG
9937	0.42	1.04	Wood
9977	0.16	0.39	Wood
1892	3.54	8.74	PG
2998	0.05	0.11	PG
0365	0.44	1.08	PG
0475	0.14	0.34	Wood
1143	5.19	12.82	TG (3.20 ha) & PG (1.99 ha)
1564	4.69	11.58	TG
1908	4.86	12.02	TG
1925	7.63	18.86	TG (6.74 ha) & PG (0.90 ha)
3440	4.46	11.03	PG
4058	4.40	10.87	PG
5251	0.63	1.55	Wood
	0.75	1.85	House, Buildings & Yard
	69.60	171.98	



Abbreviations: TG – Temporary Grassland; PG – Permanent Grassland



GENERAL REMARKS AND POINTS TO NOTE

SALE METHOD

The property is offered for sale freehold by Private Treaty as a whole. The vendors reserve the right to conclude the sale by any other means at their discretion and interested parties should register their interest with the selling agents to be kept informed.

PLANS, AREAS AND SCHEDULES

The plans and schedules included in these particulars are based on the areas provided by the Rural Payments Agency, Ordnance Survey and Title Plans. The plans and schedules are for reference only. The purchaser(s) must satisfy themselves as to the boundaries and areas of the property offered for sale and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

BOUNDARIES

The boundaries are defined by walls, mature hedges and fences.

DESIGNATIONS

The property is within an area classified as 'Disadvantaged.'

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and any other burdens whether referred to in these particulars or not. A public footpath runs along the access drive through the farmyard and then southwards, with a bridleway running east to west close to the southern boundary.

SPORTING AND MINERAL RIGHTS

As far as they are owned, the sporting and mineral rights are included with the freehold and included in the sale.

RESTRICTIONS

The property and land are offered for sale subject to any existing restrictions.

COUNCIL TAX & ENERGY PERFORMANCE

	Council Tax	EPC Rating
Farmhouse	F	E

EPC Certificate No: 9466-3061-2204-9706-3200. Valid to: 16th April 2036

SERVICES

The farmstead is connected to mains electricity, with oil fired heating in the farmhouse and a private foul drainage system. Water is supplied from a borehole to the farmhouse, buildings and land.

VAT

To our knowledge the property has not been opted to tax. If the sale, or any part of it, or any right attached to it attract VAT, such tax will be payable in addition to the purchase price.

EMPLOYEES AND STAFF

There are no employees associated with the property offered for sale.

FIXTURES & FITTINGS

Unless stated all fixtures and fittings are excluded from the sale.

TITLE AND TENURE

Title to High Trewitley is registered on title number: **ND160744**

LOCAL AUTHORITY

Northumberland County Council

T: 0345 600 6400

W: www.northumberland.gov.uk

HEALTH AND SAFETY

The property is a working farm with potential hazards.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will be required to provide the selling agents with documents to satisfy the Money Laundering Regulations including proof of identity and address on acceptance of an offer. Further details of the requirements are available upon request.

POST CODE NE65 8QP

WHAT3WORDS ///bloom.combating.schemes

FURTHER INFORMATION

An information pack will be available for interested parties.

VIEWINGS & SOLE SELLING AGENT

Viewings are strictly by prior appointment and can be arranged by contacting the sole selling agents:



6H Greensfield Court,
ALNWICK,
Northumberland,
NE66 2DE
T: 01665 606041

Contact:

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IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.

Brochure Reference: S/26/150/V.3 | Particulars: May 2026 (Updated June 2026) | Photographs: May 2026 | Plans: May 2026

