



Land at Middleburn Farm, Simonburn, Hexham, NE48 3EE
Guide Price £260,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An opportunity to purchase 19.51 hectares (48.21 acres) permeant grassland located at Middleburn Farm near Simonburn in Northumberland. The land is split into five parcels and includes a derelict stone building and a natural water supply.

- 19.51 hectares (48.21 acres) upland grazing
 - Derelict stone building
 - Natural water supply
 - Stock proof boundaries



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LOCATION

The land at Middleburn Farm is located in a rural, upland area which is to the south of Stonehaugh, approximately 8 miles to the west of Wark and 14 miles to the north of Haydon Bridge.

What3words ///shovels.renews.trophy

ACCESS

The land is accessed from an unadopted gravel forestry track which leads south from Ward Lane, a single track adopted road which heads west from Nunwick. The land is approximately 1.5 miles along the gravel track and the route is shown by a purple dashed line on the Sale Plan

DESCRIPTION

The land comprises six parcels permanent grassland extending to 19.51 hectares (48.21 acres) in total. The land is gently undulating, with a slope towards the stream which runs through parcel 0672. The land is most suited to upland grazing.

There is a stone built under slate roof, two storey building known as 'The Bothy' located in the centre



of the land which may be suitable for an alternative use subject to obtaining the necessary consent. There isn't a metal track to the building from the forestry track, it is accessed across parcel 1063. There is an electrical connection at Middleburn Farm and any purchaser wishing to install electricity to the land / building would be provided with an appropriate wayleave across the retained land.

The boundaries comprise stone walls and post & wire fences, they are in good stock proof condition. The purchaser must install a stock proof fence between the points marked A and B on the sale plan. The land has a natural water supply.

In accordance with the Provisional Agricultural Land Classification, the land is classified as Grade 5. The soil is described as slowly permeable, wet, acid upland soils with a peaty surface.

DESIGNATIONS

The land falls within Northumberland National Park and it lies within a severely disadvantaged (upland) area in accordance with Less Favoured Areas (England).



Land Schedule

Field Number	Area (ha)	Area (ac)	Description
NY7874 8779	8.44	20.85	Rough Grazing
NY7974 1790	1.54	3.80	Rough Grazing
NY7974 0672	2.21	5.47	Rough Grazing
NY7974 1063	3.25	8.02	Rough Grazing
NY7974 1872	0.67	1.65	Rough Grazing
NY7974 2982	3.18	7.85	Rough Grazing
Unregistered area	0.23	0.56	
Total	19.51	48.21	

SERVICES

There land has a natural water supply.

PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way, however the surrounding land is open access land under the CRoW Act 2000.



ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is registered with the Rural Payments Agency and the de linked Basic Payment has been claimed. The land is subject to a Mid Tier Countryside Stewardship Agreement until 31st December 2027, this includes options for seasonal livestock removal and management of rough grazing for birds. The land is also subject to a Sustainable Farming Incentive agreement, however this cannot be transferred to a purchaser.

EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

SPORTING AND MINERAL RIGHTS

We are advised the sporting rights are owned and in hand. The mineral rights are excluded.

MATERIAL INFORMATION

With reference to data from the Environment Agency's Flood Warning Information Service there is a medium of flooding from surface water, rivers and sea in the area immediately surrounding the beck.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Northumberland County Council and Northumberland National Park Local Planning Authority.

NOTES

Particulars prepared – August 2025
Photographs taken – August 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any

intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

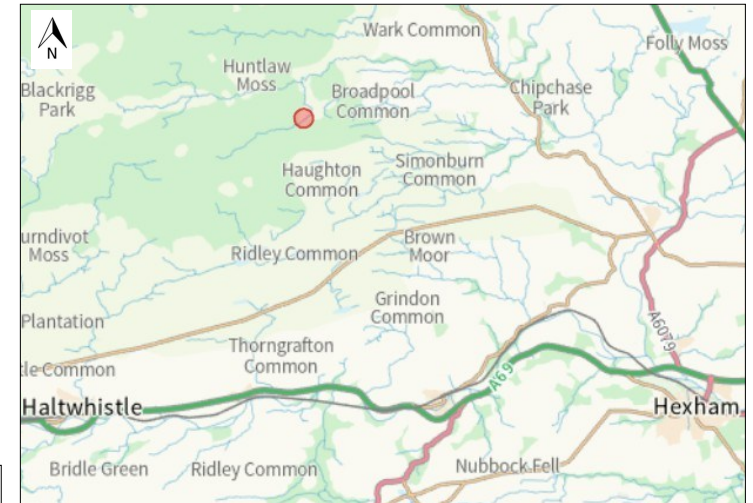
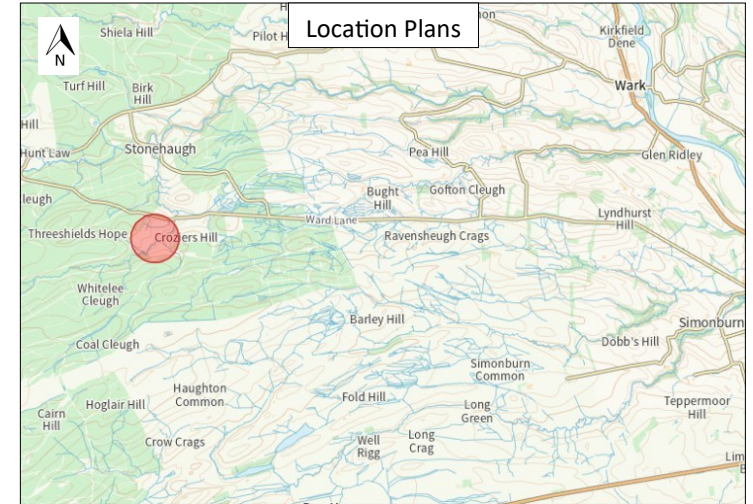
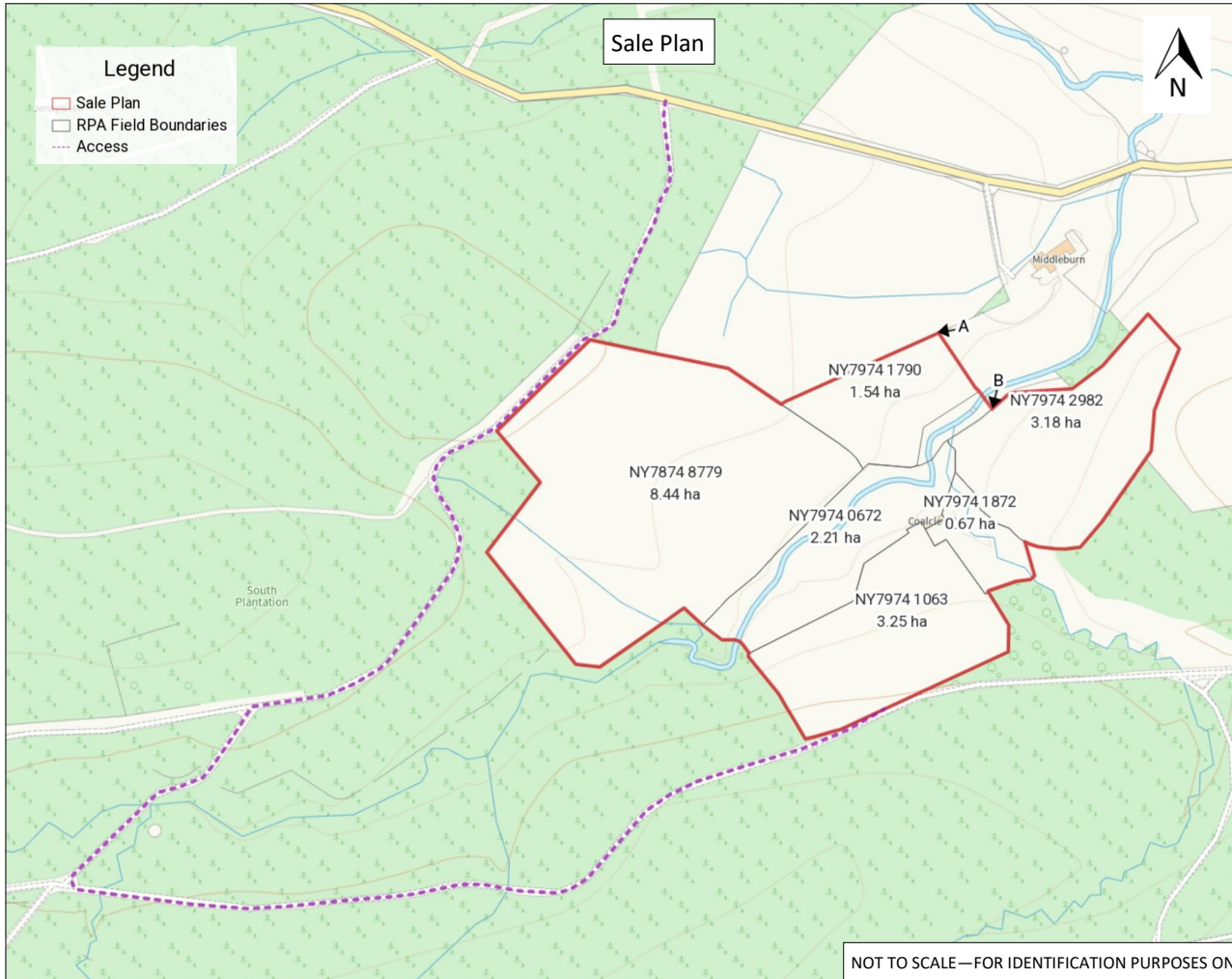
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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