

# TUGHALL GRANGE

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ALNWICK, NORTHUMBERLAND



RICHARD **BROWN**  
& PARTNERS



# TUGHALL GRANGE

## CHATHILL, ALNWICK, NORTHUMBERLAND, NE67 5EN

Beadnell - 2.5 miles      Alnwick - 11 miles      Newcastle upon Tyne - 40 miles

**A renowned arable and livestock farm on the North Northumberland Coastal Plain  
In all extending to 268.31 hectares (663.03 acres)**

Principal farmhouse and three further dwellings

Excellent range of modern farm buildings plus traditional buildings with potential for development subject to planning consent

Approximately 109 hectares (269 acres) of arable cropping and 154 hectares (380 acres) of pasture, with a substantial proportion of Grade 2 land

Holiday cabins development generating diversified income stream

Significant environmental and amenity appeal

**FOR SALE AS A WHOLE OR IN FOUR 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)**





## SITUATION

Tughall Grange is enviably located on the North Northumberland Coastal Plain. The farm's eastern boundary is less than half a mile from the beach at Beadnell Bay, with the farmstead a little over a mile from the sea front.

The nationally renowned coastline is desirable for both its stunning scenery across extensive beaches and castles to the east to far reaching views west as far as the Cheviot Hills.

Combined with the area's obvious natural beauty is the well regarded productivity and output of the farmland along this famed coastal belt.

Local amenities are a short drive into the nearby village of Beadnell, which also boast two thriving hotels thanks to popularity of the area for tourists. More comprehensive facilities in terms of schools and shops are available in the market town of Alnwick. For those who enjoy golf, the choices of courses available up and down the coast are many.

Travelling from Tughall Grange is relatively convenient being only 5 miles from the A1 and just over a mile from Chathill Railway Station on the East Coast Mainline. Larger Stations at Berwick or Alnmouth enable a journey to London in little over 3 hours and Edinburgh in under an hour.

North Northumberland is well serviced by a number of large agricultural merchants and machinery dealers. For livestock sales there are three auction marts in the county to choose from and for grain storage and handling facilities there are several co-operatives including Coastal Grains at nearby Belford.



## DESCRIPTION

Tughall Grange is an outstanding lowland mixed farm extending to 268 hectares (663 acres) or thereabouts. A substantial 4 bedroom farmhouse, farm bungalow and two farm cottages sit alongside a traditional stone-built range of farm buildings and an extensive range of modern sheds and yards.

The farmland varies from high yielding Grade 2 arable fields to the famous “Tughall Pastures” rig and furrow grazing. Thanks to the holding having such an exceptionally well-equipped farm steading it has been able to run significant numbers of livestock - predominantly cattle and historically sheep. This alongside a sound arable rotation, including lucerne leys makes the farm a timeless example of good regenerative farming practice.

## HISTORY

The Vendors have farmed Tughall Grange since 1989, having subsequently increased the size of the farm with strategic purchases of neighbouring land. As well as increasing the size of the farm, improvements have been made to farmland through drainage and regular applications of composted FYM. However, most the most significant investment has been in creating the farm’s large, modern steading and yard.

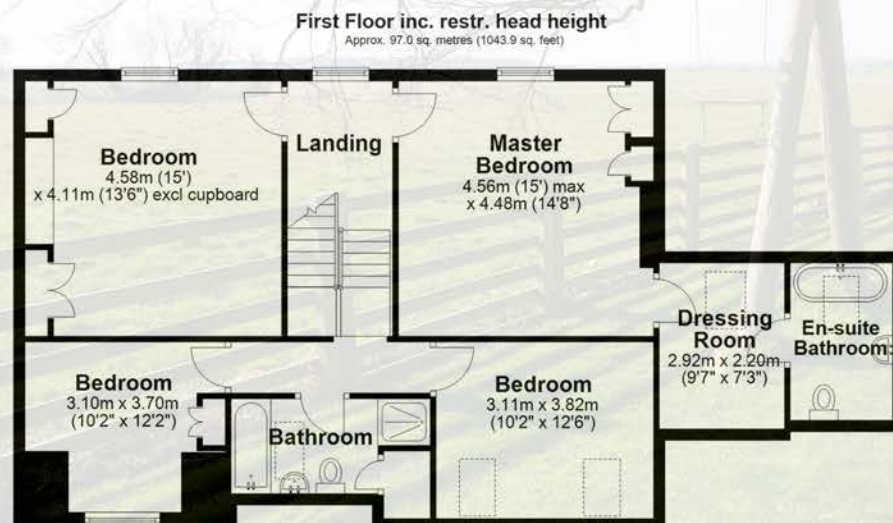
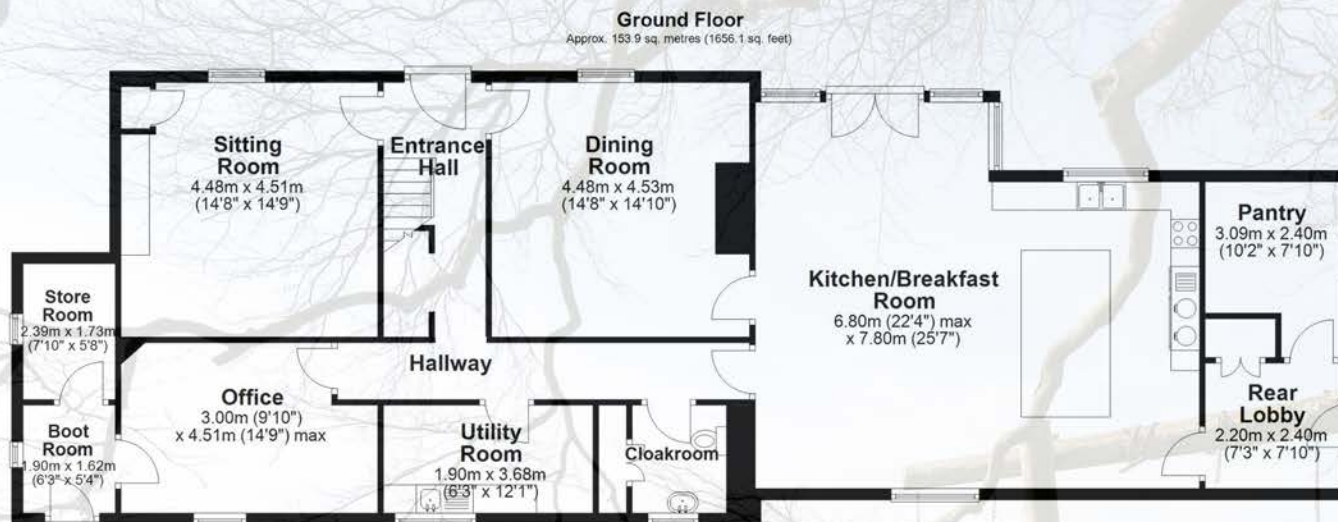
Arable cropping has previously included some continuous wheat land, however more recently the rotation has included Oil Seed Rape, Field Beans and Lucerne as breaks.

The family’s livestock enterprises have historically comprised 100 suckler cows with all progeny grazed through to strong stores, plus 700 breeding ewes with all lambs sold fat. However since selling off the breeding flock, cow numbers have increased to 130 head.

More recently the farm made a substantial investment to create an exclusive holiday cabins development which now generates a significant diversified income stream.

The property is offered for sale by private treaty as a whole or in up to four separate lots.





Total area: approx. 250.8 sq. metres (2700.0 sq. feet)  
**Tughall Grange Farmhouse**

**LOT 1 - FARMHOUSE, BUNGALOW, TWO COTTAGES, FARMSTEAD IN ALL EXTENDING TO 141.81 HECTARES (350.44 ACRES) OR THEREABOUTS.**

### FARMHOUSE

A substantial, south facing traditional Northumbrian farmhouse with generous gardens and grounds. Oil fired central heating and double glazed windows.

The original core of the property dates back to the 1600's with a more recent extension being added in 2003.

The spacious 4-bedroom family home has two formal reception rooms and a superb Kitchen/Breakfast room providing a comfortable everyday living space with doors out to the front garden.

EPC Rating: E



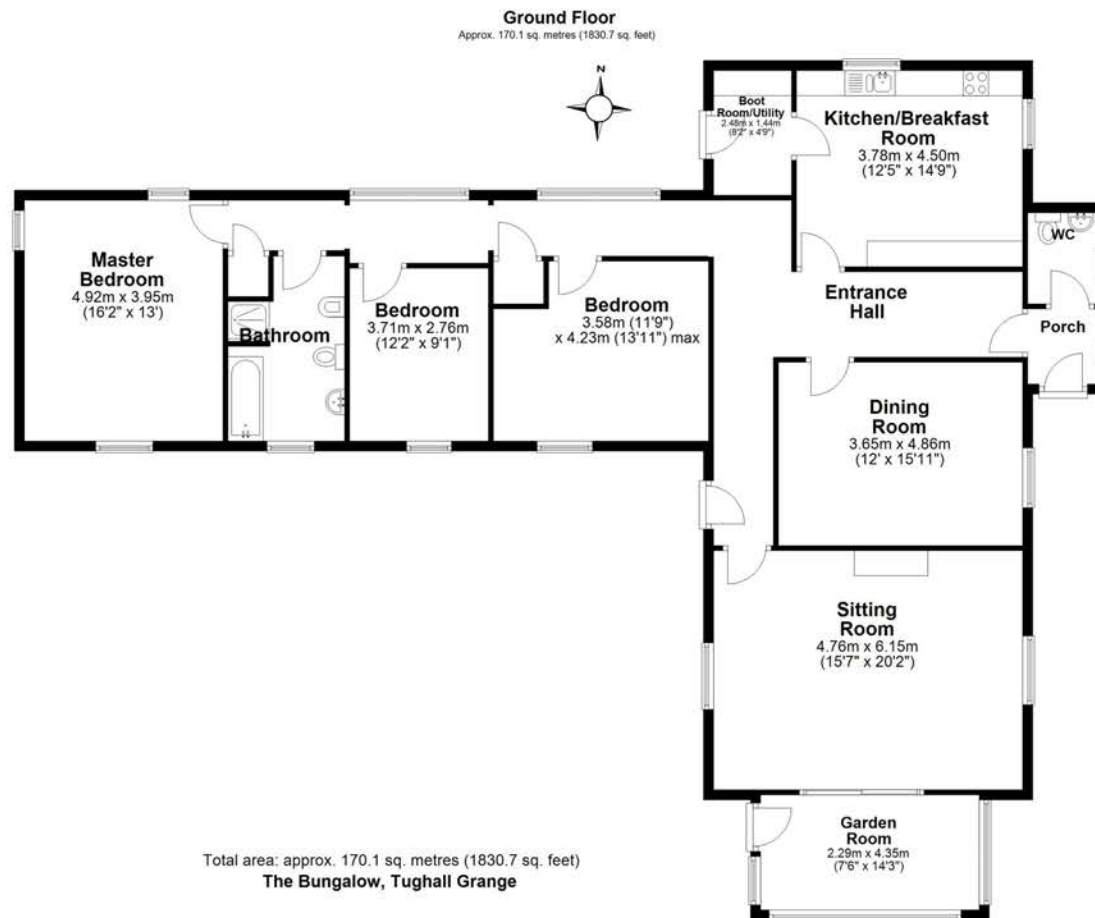
## BUNGALOW

A substantial, stone under pan tile bungalow with generous south facing gardens and parking. Oil fired central heating and UPVc windows.

The spacious 3-bedroom home has two formal reception rooms plus a charming Garden Room enjoying uninterrupted views south over farmland. Currently let on an AST.

EPC Rating: E

The property is currently let to a third party on an AST at £1,100pcm. Note the Tenant has served notice to end the tenancy and intends vacating the property by the end of May 2025.

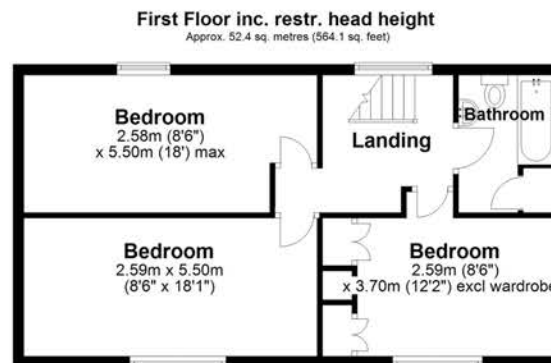
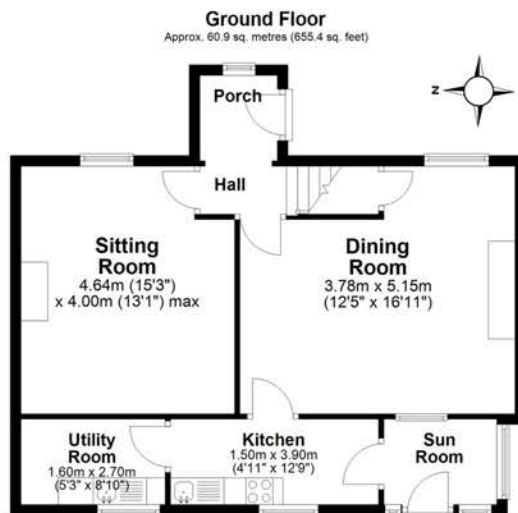




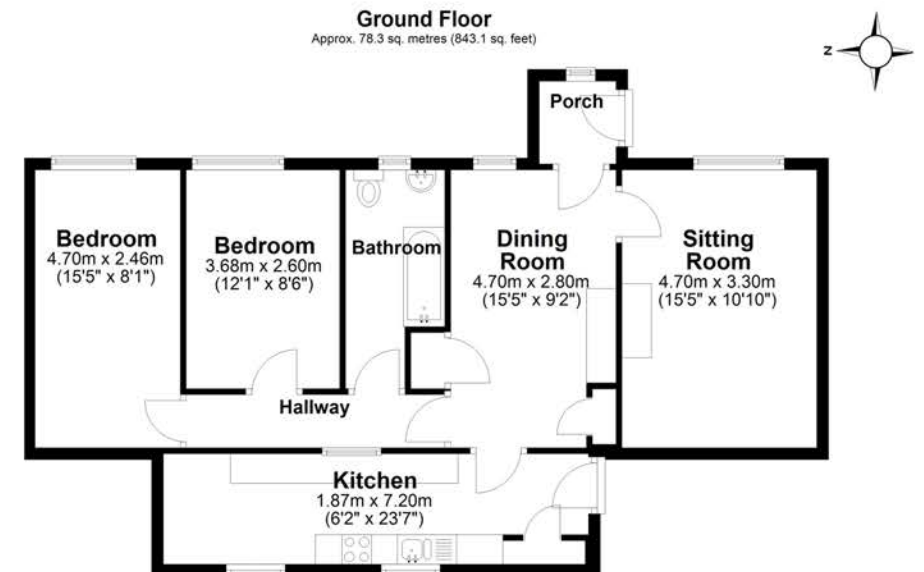
## FARM COTTAGES

Tughall Grange Cottages are conveniently located at the entrance to the farm stead of well-built stone under slate, former farm workers dwellings. All with private septic drainage, UPVc windows & log burning stoves.

- No. 1 Farm Cottage - Two storey, 3-bedroom cottage of rendered stone under slate construction. Central heating & hot water provided by oil boiler. Currently let on an AST at £400pcm.  
EPC Rating: E
- No. 2 Farm Cottage - Single storey, 2-bedroom cottage of rendered stone under slate construction. Central heating & hot water provided by oil boiler. Currently occupied by farm worker but occupied on an AST.  
EPC Rating: E



Total area: approx. 113.3 sq. metres (1219.5 sq. feet)  
**1 Tughall Grange Cottages**



Total area: approx. 78.3 sq. metres (843.1 sq. feet)  
**2 Tughall Grange Cottages**

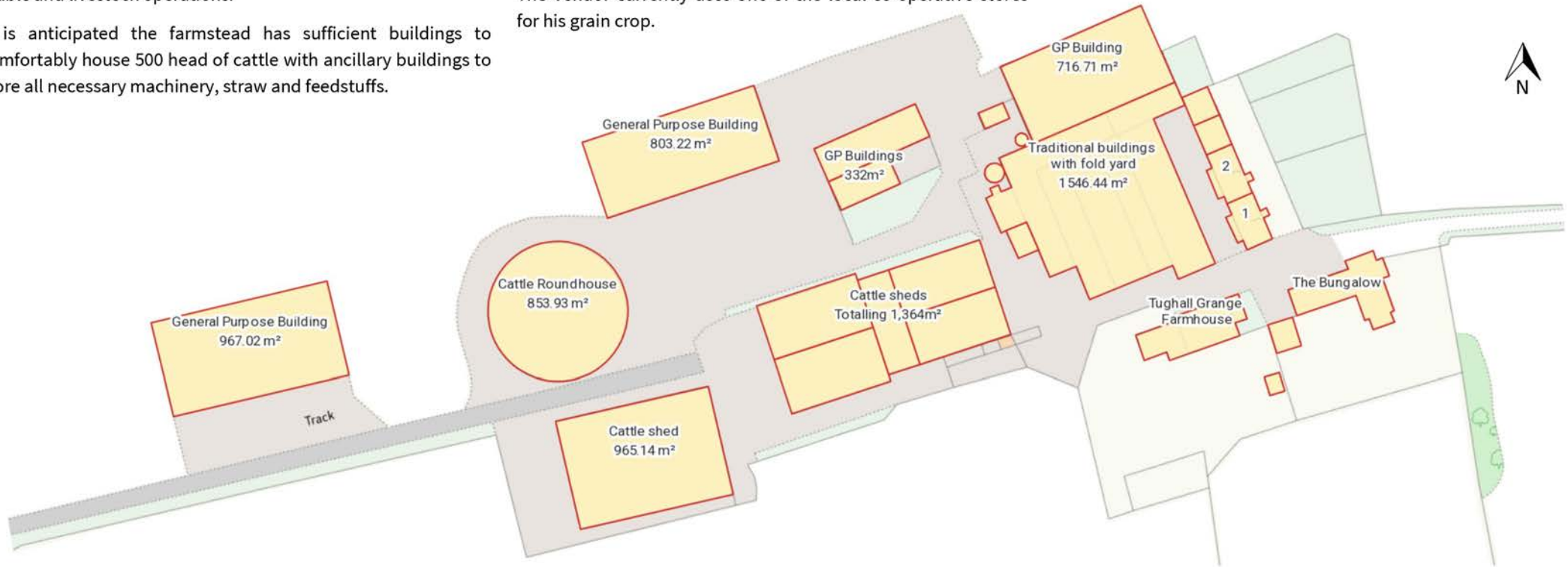
## FARM BUILDINGS

Tughall Grange boasts a first-class range of modern farm buildings in excellent condition, with many of the sheds having been added in recent years. A predominantly livestock steading, carefully laid out with immaculate concrete yards to create a highly functional working steading suitable for both productive arable and livestock operations.

It is anticipated the farmstead has sufficient buildings to comfortably house 500 head of cattle with ancillary buildings to store all necessary machinery, straw and feedstuffs.

Whilst the farm does not have specialist grain handling or drying facilities, the large westerly General Purpose Building was constructed to a sufficiently high specification, so it could easily be repurposed to a silage pit or more likely a grain shed that would be more than adequate to store all of the farm's harvest. The Vendor currently uses one of the local co-operative stores for his grain crop.

Although still in daily use, the traditional stone barns are no longer in perfect condition. Nevertheless they hold significant potential in terms of their character and scale for redevelopment subject to the necessary planning consents.





## LOT 1 - LAND; 138.85 HECTARES (343.12 ACRES)

Lot 1 forms the heart of Tughall Grange and extends to 139 hectares (343 acres) or thereabouts, currently consisting of approximately 98 hectares (242 acres) arable cropping and 40 hectares (98 acres) of grassland, with the remainder being woodland, tracks and the farm steading.

The farm stead sits at 20m above sea level, and across the farm only rises to a maximum of 30m. This elevation combined with its position on the coast and in the lee (sheltered side) of the Cheviot Hills creates a natural microclimate whereby this gently undulating farm enjoys being one of the “earliest” in North Northumberland.

Farms on the Northumberland Coastal Plain have long been some of the most fertile and productive in the county, with arable cropping being a feature since at least the medieval period, hence the construction of the neighbouring “Tughall Mill.”

Arable cropping remains the principal farm enterprise, with around half of Lot 1 being easily worked Grade 2 land. Years of minimal tillage cultivation have created a superb, clean top tilth across the farm. Grass leys and pastures support the farm’s high health suckler cow herd.

Most fields are naturally watered by the ‘Tughall Burn’ and the ‘Long Nanny’ which run through the farm.

The arable fields consist of large, regularly shaped parcels, making them well-suited for modern farming operations. Generous applications of farmyard manure from the farm’s cattle enterprise have contributed to consistently good yields, with a rolling annual average wheat yield of 4 tonnes/acre.







#### **LOT 2 - 78.39 HECTARES (193.71 ACRES)**

Lot 2 is almost entirely grass, including the famous “Tughall Pastures” with only one 11 hectare (27 acre) field down to arable cropping.

From 20m above sea level the land falls in elevation to a mere 5m above sea level where it neighbours Tughall Mill.

The Agricultural Land Classification Map North East Region shows this land being classified between Grade 2 at the west end, through Grade 2 down to small portion of Grade 3 on the eastern boundary. Formal land classifications aside, it is clear on inspection that both the arable and grassland is in good heart having been well farmed for generations.

“Tughall Pastures” comprise the highly regarded grazing land that makes up the majority of Lot 2. These remarkable pastures, characterized by their unusually wide rig and furrow formation, are recognized as some of the finest livestock grazing in the county. Historically, these fields were known to fatten two batches of imported Irish store cattle in a season.

Field No. 1 known as the “Trucking Field,” historically served as a lairage for the many fattening cattle that were gathered weekly and walked to market from this farm and others in the area.

Parcel No. 30 includes a substantial livestock handling and loading facility. All land parcels are well-fenced and benefit from either a trough or a natural water supply.

#### **LOT 3 - 47.15 HECTARES (116.52 ACRES)**

Lot 3 is entirely down to grass split only by the East Coast Mainline, although there is a bridge providing easy access between the two sides.

The land is all Grade 3 and lies between 30m and 40m above sea level. The land is well fenced and has mains water and a natural water supply.

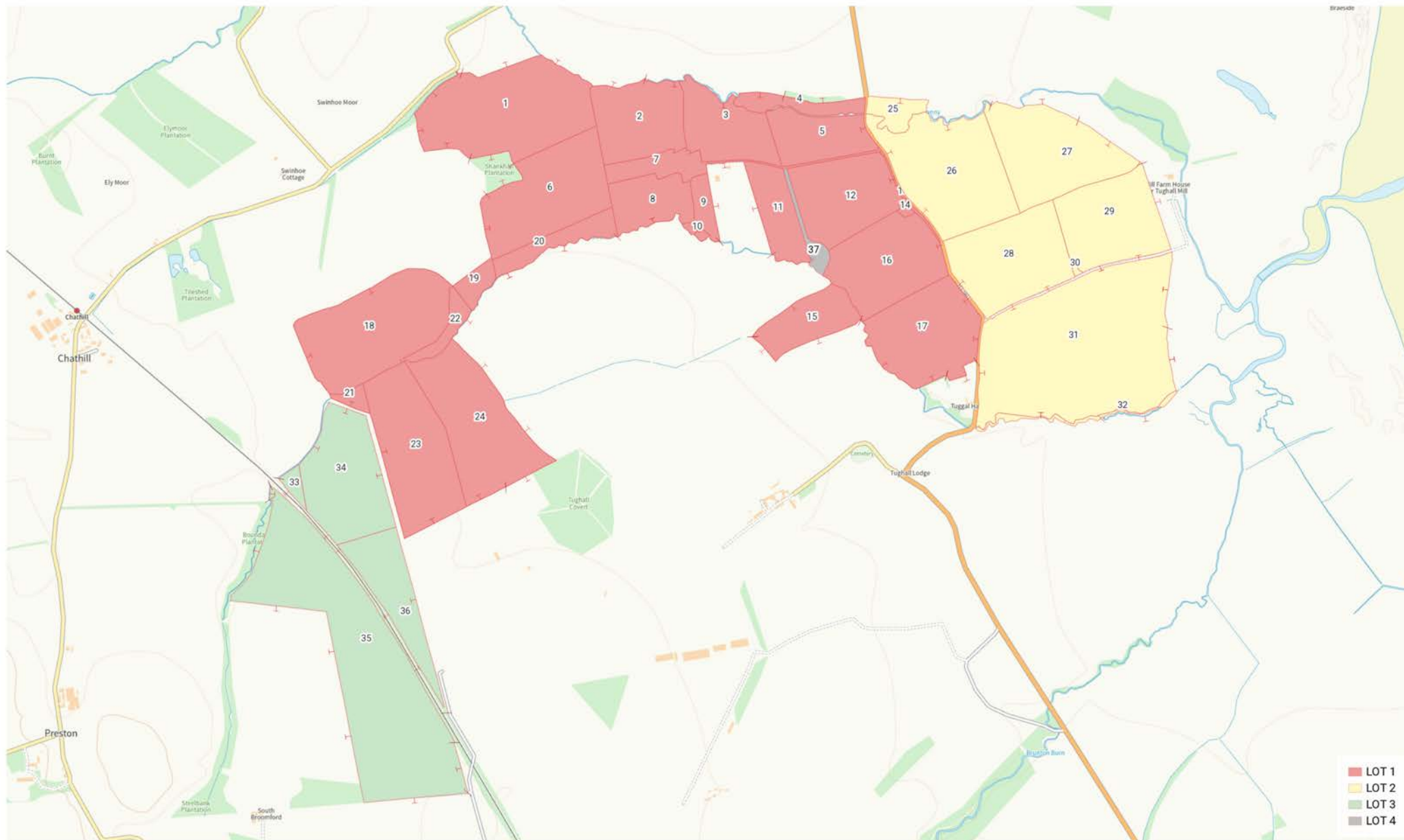
Parcel “35” includes a basic holding pen and hardstanding area for sorting and loading livestock.



**TUGHAL GRANGE, ALNWICK, NORTHUMBERLAND**  
**FIELD SCHEDULE**

| Field No. | Area   |        | Arable |        | Pasture |        | Woodland |        | Other |        | Cropping History        |      |        |         |         |
|-----------|--------|--------|--------|--------|---------|--------|----------|--------|-------|--------|-------------------------|------|--------|---------|---------|
|           | (Ha)   | (Acre) | (Ha)   | (Acre) | (Ha)    | (Acre) | (Ha)     | (Acre) | (Ha)  | (Acre) | 2025                    | 2024 | 2023   | 2022    | 2021    |
| LOT 1     |        |        |        |        |         |        |          |        |       |        |                         |      |        |         |         |
| 1         | 15.79  | 39.02  | 15.79  | 39.02  |         |        |          |        |       |        | WW                      | WW   | OSR    | WW      | WW      |
| 2         | 7.70   | 19.03  | 7.70   | 19.03  |         |        |          |        |       |        | WW                      | WW   | WW     | LUCERNE | LUCERNE |
| 3         | 6.49   | 16.04  |        |        | 6.49    | 16.04  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 4         | 2.14   | 5.28   |        |        | 2.14    | 5.28   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 5         | 5.25   | 12.96  | 5.25   | 12.96  |         |        |          |        |       |        | OSR                     | WW   | WW     | WW      | LUCERNE |
| 6         | 11.65  | 28.78  | 11.65  | 28.78  |         |        |          |        |       |        | WW                      | OSR  | WW     | WW      | WW      |
| 7         | 2.96   | 7.31   |        |        |         |        |          |        | 2.96  | 7.31   | Farm steading           |      |        |         |         |
| 8         | 4.57   | 11.29  |        |        | 4.57    | 11.29  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 9         | 1.39   | 3.44   |        |        | 1.39    | 3.44   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 10        | 0.29   | 0.73   |        |        | 0.29    | 0.73   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 11        | 4.29   | 10.60  | 4.29   | 10.60  |         |        |          |        |       |        | OSR                     | WW   | WW     | WW      | WW      |
| 12        | 8.80   | 21.76  |        |        | 8.80    | 21.76  |          |        |       |        | TG 2                    | TG 1 | WW     | WW      | WW      |
| 13        | 0.27   | 0.67   |        |        |         |        | 0.27     | 0.67   |       |        |                         |      |        |         |         |
| 14        | 0.14   | 0.35   |        |        |         |        | 0.14     | 0.35   |       |        |                         |      |        |         |         |
| 15        | 4.79   | 11.82  | 4.79   | 11.82  |         |        |          |        |       |        | WW                      | WW   | WW     | LUCERNE | LUCERNE |
| 16        | 9.78   | 24.17  | 9.78   | 24.17  |         |        |          |        |       |        | WW                      | WW   | FALLOW | WW      | WW      |
| 17        | 10.44  | 25.79  |        |        | 10.44   | 25.79  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 18        | 14.16  | 34.99  | 14.16  | 34.99  |         |        |          |        |       |        | WW                      | OSR  | WW     | WW      | WW      |
| 19        | 1.26   | 3.11   |        |        | 1.26    | 3.11   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 20        | 2.86   | 7.07   |        |        | 2.86    | 7.07   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 21        | 0.67   | 1.66   |        |        |         |        | 0.67     | 1.66   |       |        |                         |      |        |         |         |
| 22        | 1.49   | 3.69   |        |        | 1.49    | 3.69   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 23        | 12.01  | 29.67  | 12.01  | 29.67  |         |        |          |        |       |        | OSR                     | WW   | WW     | WW      | WW      |
| 24        | 12.63  | 31.21  | 12.63  | 31.21  |         |        |          |        |       |        | WW                      | WW   | OSR    | WW      | WW      |
| Sub total | 141.81 | 350.44 | 98.04  | 242.26 | 39.73   | 98.20  | 1.08     | 2.67   | 2.96  | 7.31   |                         |      |        |         |         |
| LOT 2     |        |        |        |        |         |        |          |        |       |        |                         |      |        |         |         |
| 25        | 1.72   | 4.24   |        |        | 1.72    | 4.24   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 26        | 13.94  | 34.44  |        |        | 13.94   | 34.44  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 27        | 11.50  | 28.42  |        |        | 11.50   | 28.42  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 28        | 10.97  | 27.10  | 10.97  | 27.10  |         |        |          |        |       |        | WW                      | TG 3 | TG 2   | TG 1    | WW      |
| 29        | 9.56   | 23.61  |        |        | 9.56    | 23.61  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 30        | 0.11   | 0.28   |        |        | 0.11    | 0.28   |          |        |       |        | Stock pens              |      |        |         |         |
| 31        | 29.83  | 73.71  |        |        | 29.83   | 73.71  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 32        | 0.77   | 1.89   |        |        | 0.77    | 1.89   |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| Sub total | 78.39  | 193.71 | 10.97  | 27.10  | 67.42   | 166.61 |          |        |       |        |                         |      |        |         |         |
| LOT 3     |        |        |        |        |         |        |          |        |       |        |                         |      |        |         |         |
| 33        | 0.65   | 1.61   |        |        |         |        | 0.65     | 1.61   |       |        |                         |      |        |         |         |
| 34        | 10.54  | 26.05  |        |        | 10.54   | 26.05  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 35        | 29.53  | 72.96  |        |        | 29.53   | 72.96  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| 36        | 6.43   | 15.90  |        |        | 6.43    | 15.90  |          |        |       |        | PG                      | PG   | PG     | PG      | PG      |
| Sub total | 47.15  | 116.52 |        |        | 46.50   | 114.91 | 0.65     | 1.61   |       |        |                         |      |        |         |         |
| LOT 4     |        |        |        |        |         |        |          |        |       |        |                         |      |        |         |         |
| 37        | 0.96   | 2.37   |        |        |         |        |          |        | 0.96  | 2.37   | Trees at Tughall cabins |      |        |         |         |
| Sub total | 0.96   | 2.37   |        |        |         |        |          |        | 0.96  | 2.37   |                         |      |        |         |         |
| TOTAL     | 268.31 | 663.03 | 109.00 | 269.36 | 153.66  | 379.71 | 1.73     | 4.28   | 3.92  | 9.68   |                         |      |        |         |         |

# TUGHALL GRANGE, ALNWICK, NORTHUMBERLAND FARM PLAN





#### LOT 4 - "TREES AT TUGHALL" CABINS

Trees at Tughall was created in 2022 and thanks to their location on the popular north east coast, combined with the ultra-high quality of the cabins and professional marketing have proved a great success.

The three bespoke minimalist cabins set in over two acres were manufactured by noted UK based design firm "Koto" and are some of the highest quality prefabricated cabins in the UK. Their design is inspired by fisherman's shed and beach shacks but with sustainability and environmental sensitivity in mind. Services to Lot 4 are independent from the farm.

Trees at Tughall has an impressive social media presence with c. 23.5k Instagram followers and c.1.2k Facebook followers, which has generated an annual occupancy rating of c.60% and a total gross annual income of c.£110,000. All of which make the cabins a valuable asset on the farm.





## STEWARDSHIP

Having recently ended a large Higher Tier scheme, Tughall Grange is free from any form of stewardship and any previous term related capital grants have expired.

## 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 Land Registry 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.

Note: The owner of Tughall Grange House has a right of way over the farm drive, paying a proportionate amount to the upkeep of the road.

## METHOD OF SALE

The land is initially being offered for sale by private treaty.

## SERVICES

The residential properties are serviced by a mains water supply, mains electricity and private drainage to septic tanks. The buildings are supplied by a mains water supply and mains electricity.

## GENERAL BINDING REGULATIONS (GBR) 2020

It is understood the outflow from the farm's septic tank discharges to a soakaway. However the Vendor nevertheless does not give any undertaking that the property fully satisfies the GBR 2020 and any expressions of interest or offers made should take this into consideration.

Please note Lot 4 "Trees at Tughall" has an independent mains electricity and water supply and a package treatment plant.

## STATUTORY DESIGNATIONS

Please note; the land to the east of the B1340 (land parcels 25 to 32) are within the "Northumberland Coast Area of Outstanding Natural Beauty (AONB)."

## VIEWINGS

Strictly by prior appointment with the selling agents;

Richard Brown & Partners  
The Office  
South Bellshill  
Belford  
NE70 7HP

Tel: 01668 213 546

## ANTI MONEY LAUNDERING REGULATIONS (AML)

Please note that under the 2017 AML regulations Richard Brown & Partners is legally required to conduct 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.

## WHAT3WORDS

///traders.befitting.steams







# RICHARD BROWN & PARTNERS

Tel: 01668 213 546

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



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Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

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 in March 2025 using a selection of photographs taken between May 2024 and March 2025. Photographs showing the cabins were taken in September 2022. 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 of 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 importance 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.