

# LOW BURRADON FARM

THROPTON, MORPETH, NORTHUMBERLAND



RICHARD **BROWN**  
& PARTNERS



# LOW BURRADON FARM

## THROPTON, MORPETH, NORTHUMBERLAND, NE65 7HG

Alnwick - 16 miles      Morpeth - 22 miles      Newcastle upon Tyne - 35 miles

### **AGRICULTURAL INVESTMENT OPPORTUNITY**

**116 Hectares (286 Acres) Northumbrian mixed farm situated in the scenic Coquetdale Valley and let on a Agricultural Holdings Act 1986 tenancy agreement.**

Principal farmhouse and farm workers cottage

Range of modern and traditional farm buildings

Approximately 24 hectares (59 acres) of arable cropping, 48 hectares (119 acres) of temporary grass and 40 hectares (100 acres) of permanent pasture and rough grazing plus small area woodland

**FOR SALE AS A WHOLE AND SUBJECT TO TENANCY**

**RICHARD BROWN**  
& PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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





## SITUATION

Low Burradon Farm is situated in the Lower Coquetdale Valley overlooking the Simonside Hills, approximately 6 miles northwest of the small town of Rothbury and 22 miles north of the larger market town of Morpeth.

Situated in the lee of the Cheviot Hills, Low Burradon is on the edge of the Northumberland National Park.

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

## DESCRIPTION

Low Burradon Farm is held in a ring fence and varies in height from 200 meters above sea level on the northern boundary down to 132 meters at the Foxton Burn that runs through the holding.

The farm benefits from a principal farmhouse plus a small "Bothy" cottage. Temporary grass leys, permanent grassland and rotational arable cropping coupled with a range of modern and traditional buildings provide an exciting proposition for interested potential investors.

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

## HISTORY

The farm has belonged to the same family since the 1950s however it has been let to and farmed by the tenant's family since 1931.

The current tenant should be complemented for the manner in which he farms and maintains the holding. He has made significant investments to improve and expand the steading in recent years with many of the farm buildings belonging to him.

The farming family run a noted herd of pure Charolais cattle at Low Burradon alongside a flock of breeding ewes and a small arable rotation.



## FARMHOUSE

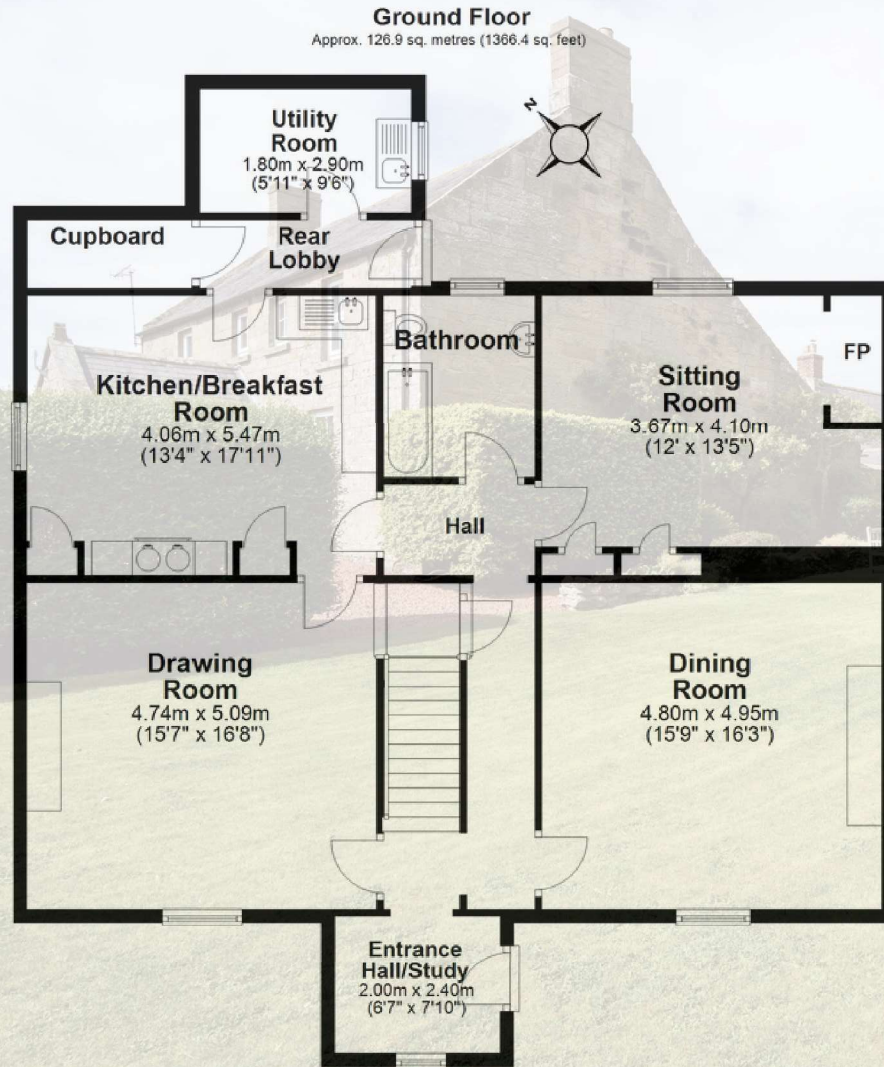
A substantial, south facing traditional Northumbrian farmhouse with generous gardens and grounds. Oil fired central heating and part double glazed windows.

The spacious 4-bedroom family home has two formal reception rooms and a Kitchen/Breakfast Room providing a comfortable everyday living space.

The farmhouse is very well decorated and appointed - again a credit to the farming family.

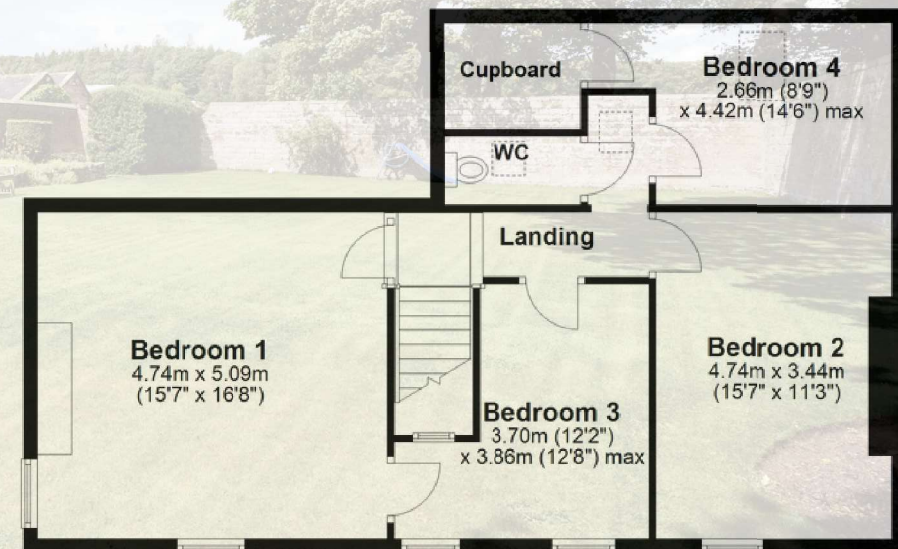
EPC Rating: E

Council Tax Band: E



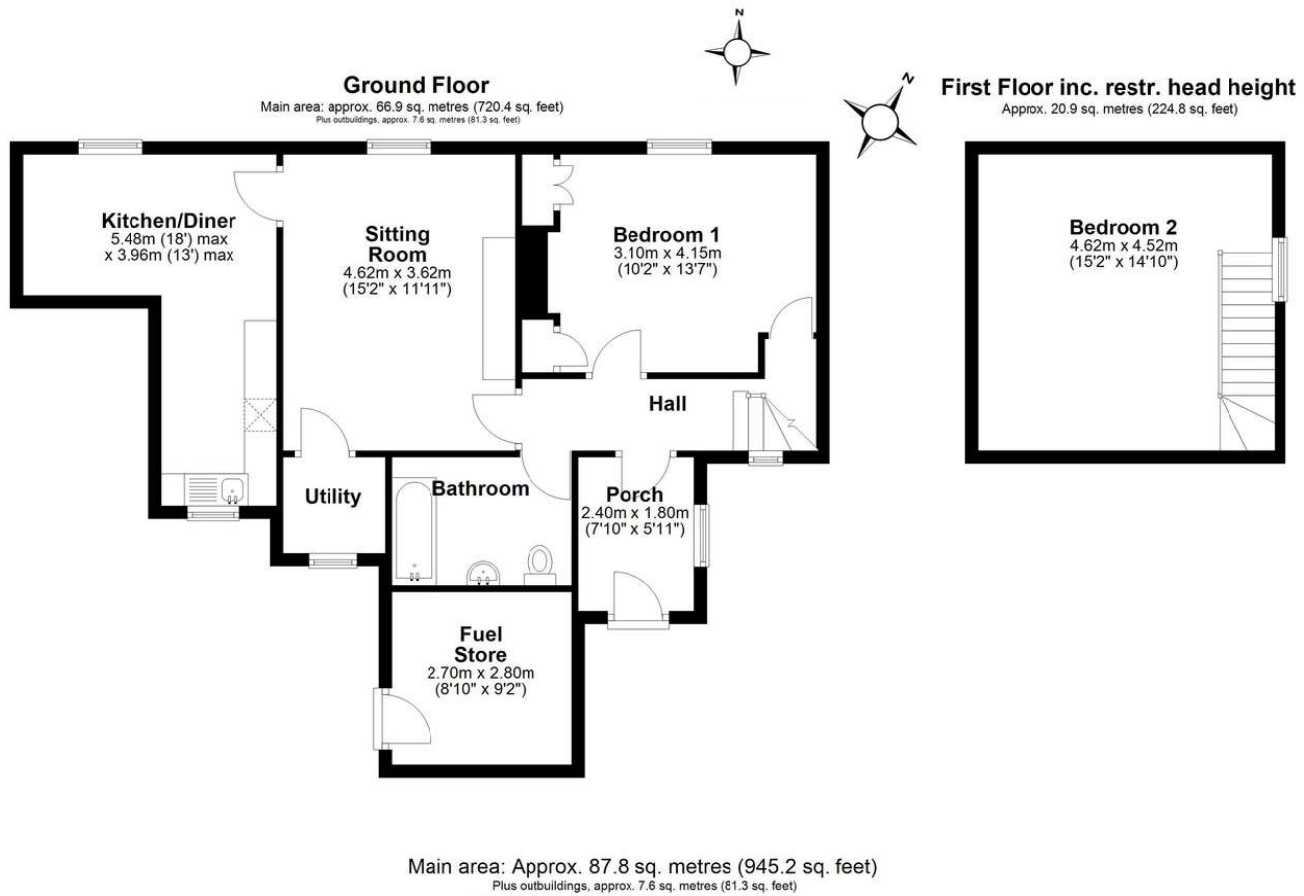
## First Floor inc. restr. head height

Approx. 77.5 sq. metres (834.1 sq. feet)



Total area: approx. 204.4 sq. metres (2200.5 sq. feet)

**Low Burradon Farm**



### LOW BURRADON COTTAGE ("THE BOTHY")

A charming stone under slate farm cottage adjoining the farmhouse. Electric heaters and part UPVc windows.

The two bedroom cottage is currently empty but has historically provided useful on farm accommodation for staff.

EPC Rating: G

Council Tax Band: B









## FARM BUILDINGS

**1 Landlord's Buildings** – Traditional 'L' shaped buildings of stone and slate construction (approx. 360sqm) plus central steel portal framed cattle shed (22m x 16.8m) and "Dutch Barn" (18.9m x 7.4m).

**2 General Purpose Building** with cladding on two sides (30m x 14m) - Tenant's Building.

**3 Livestock Shed** with feed passage on open side (27.4m x 15.2m) - Tenant's Building.

**4 General Purpose Building** (22.7m x 10.3m) - Tenant's Building.

**5 Livestock Shed** with feed passage on open side (37.3m x 18m) - Tenant's Building.

**6 General Purpose Building** (8m x 8m) - Tenant's Building.

**7 Livestock Shed** with feed passage on open side (18.3m x 9.5m) - Tenant's Building.



## LAND

Traditionally farmed by the tenant, Low Burradon is predominantly down to grass with a small arable rotation. Currently the farm comprises of approximately 24 hectares (59 acres) of arable cropping, 48 hectares (119 acres) of temporary grass and 40 hectares (100 acres) of permanent pasture and rough grazing. The remainder being a small area of woodland.

The farm stead sits at just over 160m above sea level, with the holding rising to a maximum elevation of 200m.

Surprisingly the Agricultural Land Classification map North East Region (ALC001) shows the land being classified as Grade 4 yet the Rural Land Registry classifies all but a tiny parcel of the farm as Non Severely Disadvantaged.

Formal land classifications aside, it is clear on inspection that both the arable and grassland is in good heart having been farmed well.

Most fields are naturally watered by the 'Foxtton Burn' and the 'Thackwell Burn' which run through the farm.

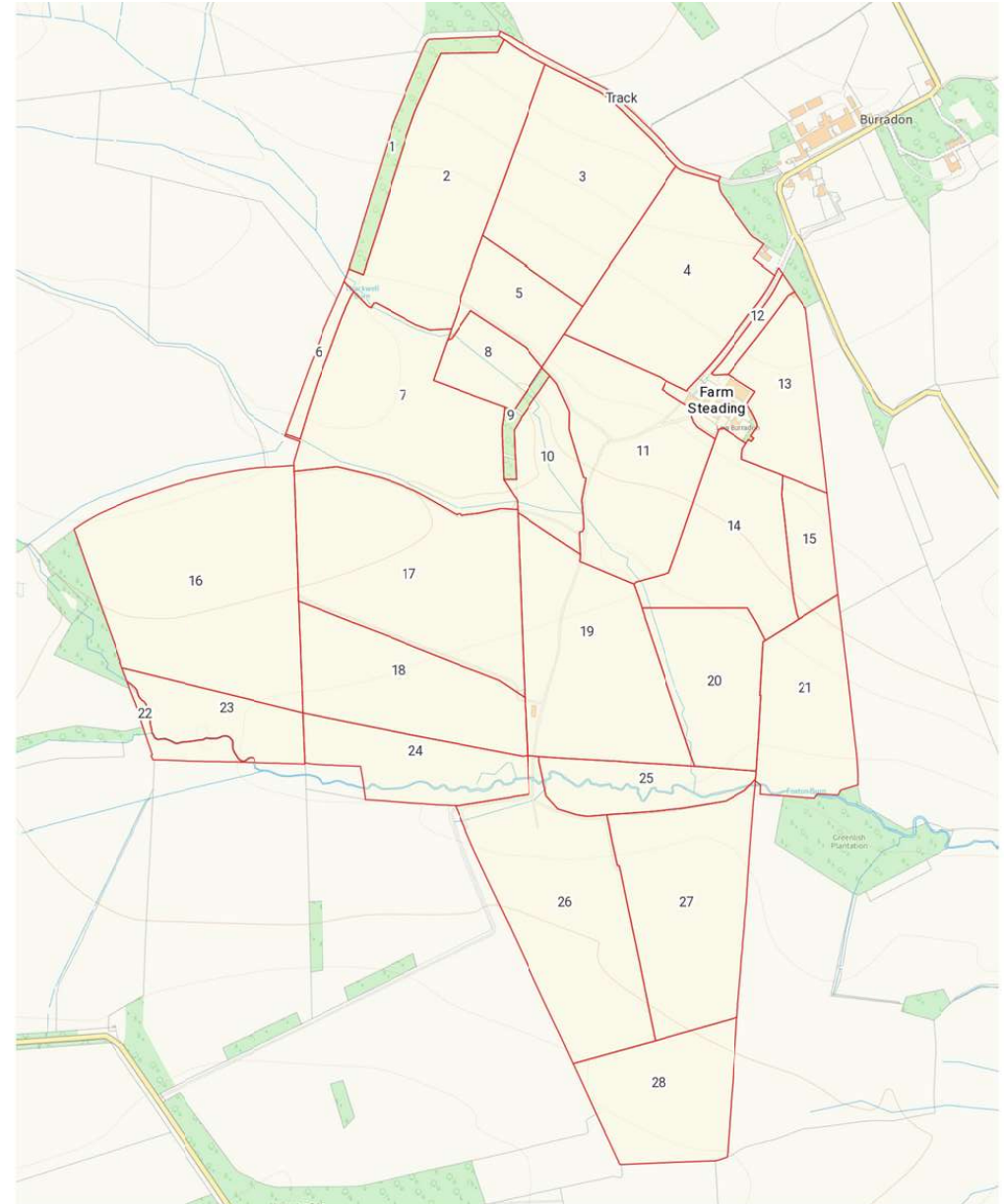
The arable cropping and silage fields consist of decent sized regularly shaped parcels, making them well-suited for modern farming operations. Generous applications of farmyard manure from the farm's cattle enterprise will have contributed the farm's fertility over many years.





## LOW BURRADON FARM FIELD SCHEDULE & FARM PLAN

Field No.	Land use	Area (ha)	Area (ac)
1	Woodland	1.21	3.00
2	Temp Grass / Mowing Land	7.17	17.73
3	Arable Cropping	6.35	15.69
4	Temp Grass / Mowing Land	6.28	15.52
5	Permanent Pastures	1.97	4.87
6	Rough Grazing	0.51	1.26
7	Permanent Pastures	7.04	17.41
8	Rough Grazing	1.52	3.76
9	Woodland	0.36	0.88
10	Rough Grazing	2.10	5.20
11	Permanent Pastures	6.19	15.30
12	Temp Grass / Mowing Land	0.39	0.96
13	Temp Grass / Mowing Land	2.78	6.86
14	Temp Grass / Mowing Land	4.35	10.74
15	Permanent Pastures	1.37	3.38
16	Temp Grass / Mowing Land	10.18	25.15
17	Arable Cropping	8.58	21.21
18	Arable Cropping	4.90	12.12
19	Temp Grass / Mowing Land	7.01	17.32
20	Temp Grass / Mowing Land	3.60	8.90
21	Permanent Pastures	3.93	9.71
22	Rough Grazing	0.57	1.40
23	Rough Grazing	2.26	5.59
24	Rough Grazing	3.13	7.74
25	Rough Grazing	2.30	5.68
26	Permanent Pastures	7.53	18.61
27	Temp Grass / Mowing Land	6.33	15.63
28	Arable Cropping	4.18	10.33
Track		0.40	1.00
Farm Steading		1.12	2.77
<b>Total</b>		<b>115.63</b>	<b>285.73</b>





## TENURE

Low Burradon Farm is offered for sale subject to an Agricultural Holdings Act 1986 tenancy dated January 1931. Copies of the tenancy agreement including details of the current rent passing will be made available upon request from the selling agent.

## SPORTING RIGHTS

Sporting rights are held in hand (i.e. not included in the farm tenancy) and are included in the sale.

## 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.

## METHOD OF SALE

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

## SERVICES

The Property is served by a mains water supply, mains electricity and private drainage to a septic tank. None of the services, appliances or electrical systems have been tested by the selling agents.

## GENERAL BINDING REGULATIONS (GBR) 2020

Details on the condition of the farm's septic system are unknown. 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.

## 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)

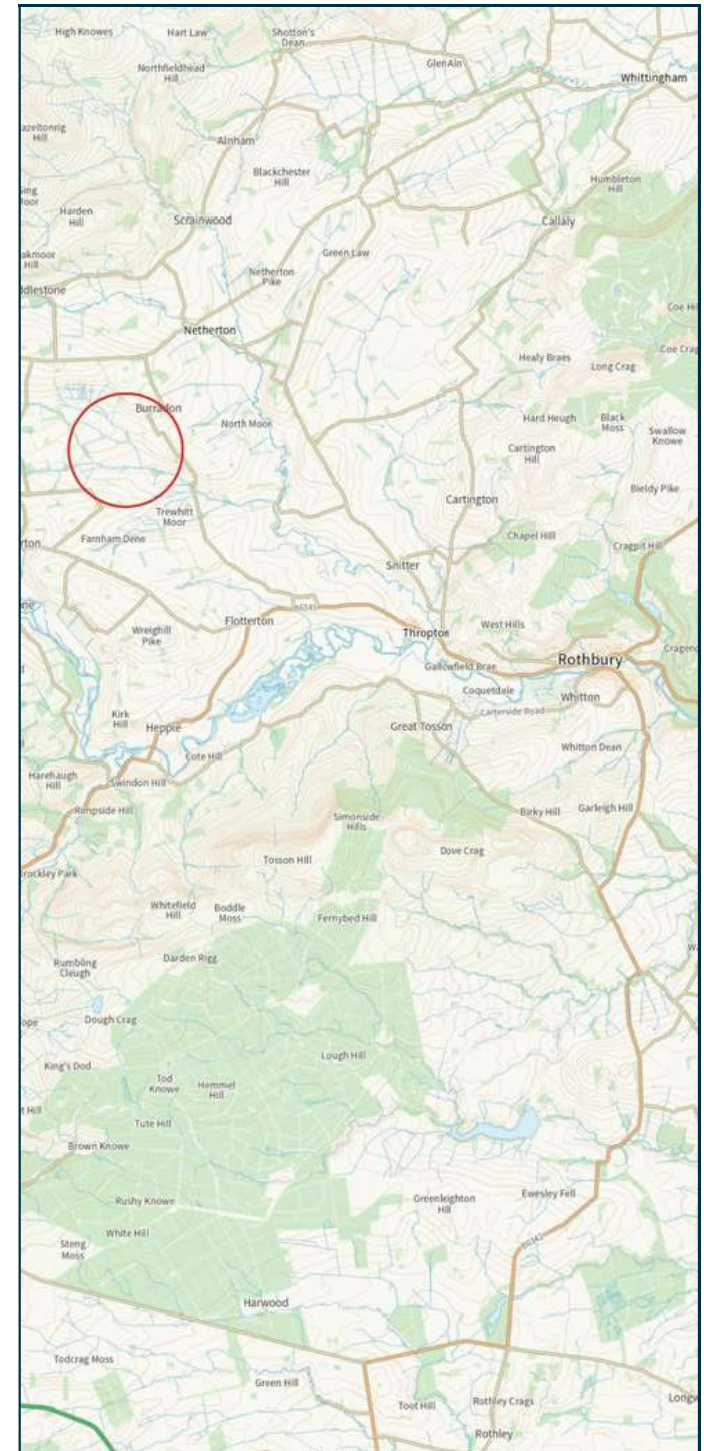
Please note that under the 2017 AML regulations Richard Brown & Partners is legally required to conduct money laundering checks against purchasers.

## 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

///sing.sparrows.likening







# RICHARD BROWN & PARTNERS

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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 in June 2025 using a selection of photographs taken in June 2025. These particulars are set out as a general outline only for the guidance of 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.