

# LAND & BUILDINGS AT FENWICK GRANARY

BEAL, BERWICK-UPON-TWEED, NORTHUMBERLAND



RICHARD **BROWN**  
& PARTNERS









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BEAL, BERWICK-UPON-TWEED,  
NORTHUMBERLAND, TD15 2PL

Berwick upon Tweed - 10 miles   Belford - 6 miles   Alnwick - 21 miles

**Development opportunity in stunning coastal location  
- subject to the purchaser seeking planning approval**

Comprising substantial former farm steading with  
extensive range of stone buildings

Approx. 4.6 hectares (11.3 acres) of grass paddocks  
plus 0.5 hectares (1.3 acres) of woodland

In all extending to 5.77 hectares (14.25 acres)

**FOR SALE AS A WHOLE**

**RICHARD BROWN  
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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## SITUATION

The land and buildings at Fenwick Granary are situated in a highly desirable area with access to the A1 at Fenwick, approximately 10 miles south of Berwick-upon-Tweed and 6 miles north of Belford.

The property lies on the Fenwick Burn, offering a peaceful yet well-connected setting, benefitting from excellent roadside frontage on the edge of the Northumberland Coast Area of Outstanding Natural Beauty. The nearby coastline, including Lindisfarne (Holy Island) and Bamburgh, adds to the area's appeal, combining with natural beauty.

## DESCRIPTION

The sale of Fenwick Granary presents a rare opportunity to acquire a characterful range of traditional buildings set within 5.77 hectares (14.25 acres). The land comprises three well-maintained grass fields along with woodland, which enhances the site's biodiversity and amenity appeal. The Fenwick Burn provides a natural water source for livestock.

The steading includes a range of 19th-century stone buildings that offer clear redevelopment potential. While not currently suited to active farming, Fenwick Granary presents strong prospects for conversion or diversification into leisure, tourism or residential ventures, subject to the necessary consents.

## HISTORY

The Vendor's family have occupied Fenwick Granary for several generations, with the property forming part of a long-established mixed farming enterprise.

Historically, the site was part of a monastic grange granted to the monks of Lindisfarne and later developed into a productive farmstead during the 19th century. The traditional buildings, including a former water-powered threshing barn and hemmels, reflect the area's rich agricultural heritage.

In more recent times, the steading has supported both the arable and livestock operations, with buildings adapted over time to accommodate the farms changing practices.



## LAND

The land at Fenwick Granary offers a well-balanced mix of permanent pasture and woodland. It includes three grass fields extending to 4.6 hectares (11.3 acres), all in good heart, well-fenced, and currently grazed by sheep under a short-term agreement with a neighbouring farmer.

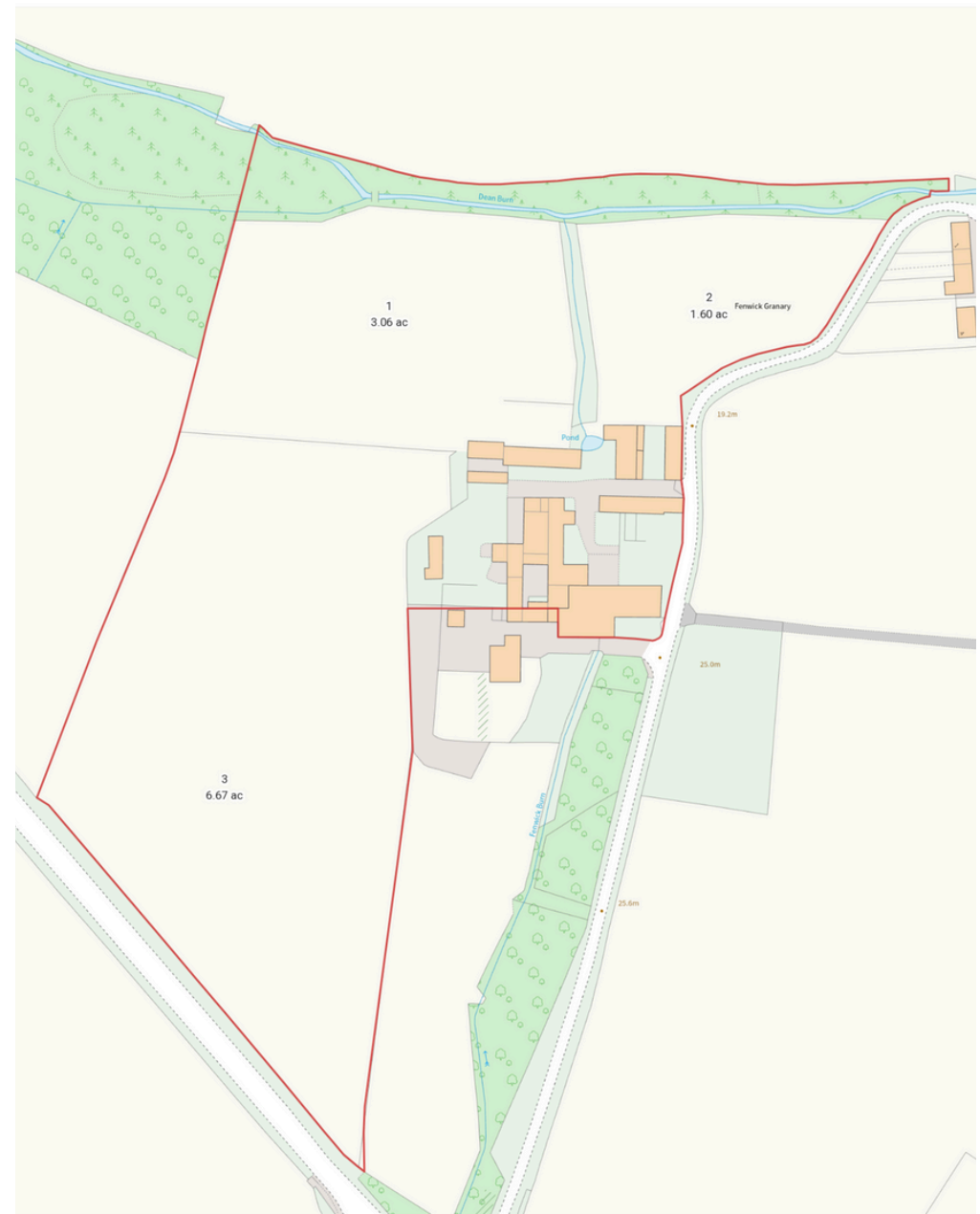
Complementing the grassland is an attractive half-hectare area of amenity woodland, providing shelter, biodiversity value, and potential for conservation or leisure use, subject to the necessary consent.

The Fenwick Burn runs beneath the steading, historically used to power the traditional water mill. While the property is not connected to a mains water supply, the burn resurfaces in a small mill pond to the north of the steading, offering a natural water source for livestock.

With its manageable size, good access, and natural water supply, the land is well suited to continued agricultural use—ideal for grazing or small-scale mixed farming. Its setting and features also present opportunities for diversification or amenity use.



## LAND & BUILDINGS AT FENWICK GRANARY - PLAN





## BUILDINGS

Fenwick Granary comprises a diverse range of traditional and modern agricultural structures, extending to 2,500 square metres or thereabouts. Many of the original stone-built buildings date from the 19th century and, although now in a dated and dilapidated condition, retain significant architectural interest. Character features such as arched cart entrances and dressed stonework reflect the site's long-standing agricultural heritage.

The buildings offer considerable potential for restoration or redevelopment, subject to the necessary planning consents. Their scale and layout lend themselves to a variety of future uses, including alternative enterprises such as holiday accommodation, residential conversion, or other forms of

diversification. The rural setting and proximity to the Northumberland Coast AONB further enhance the site's appeal. In addition to the historic range, the property includes a large steel portal-framed shed, with potential to provide a secure and versatile space for machinery storage, livestock housing, or general-purpose use. This modern structure adds practical value and complements the traditional buildings.

Overall, Fenwick Granary presents a rare opportunity to acquire a well-located steading with both heritage value and development potential. Its combination of traditional charm, modern utility, and the generous site area make it an attractive proposition for a wide range of buyers.







## PLANS, AREAS AND SCHEDULES

These are based on the areas provided by the 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.

## METHOD OF SALE

The land and buildings are being offered for sale as a whole.

## 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 and buildings are being offered for sale as a whole.

## STEWARDSHIP

The land is not entered into any SFI or Stewardship agreements.

## SERVICES

The property is not currently connected to mains water or mains electricity; however, utility infrastructure for both services is understood to be located at the boundary.

## 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 that some of the buildings on the property are in a dangerous condition and must not be entered under any circumstances. Extreme caution should be exercised during any inspection, and all visitors must be escorted, remain vigilant and avoid unsafe areas

## VIEWINGS

Strictly by prior appointment with the selling agents





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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.