

WARK ESTATE
AND TWEED FISHINGS

NORTHUMBERLAND







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WARK ESTATE AND TWEED FISHINGS

WARK, CORNHILL-ON-TWEED, NORTHUMBERLAND

Cornhill-on-Tweed 2 miles | Kelso 8 miles | Berwick-upon-Tweed 15 miles | Edinburgh 53 miles | Newcastle upon Tyne 61 miles
(Distances taken from Google Maps)

EXCEPTIONAL AGRICULTURAL, RESIDENTIAL AND SPORTING ESTATE BEAUTIFULLY LOCATED IN THE HEART OF THE TWEED VALLEY AND INCLUDING TWO PRIME SALMON BEATS ON THE RIVER TWEED

WARK HOUSE

Two reception rooms, six ensuite double bedrooms - fully modernised

THREE ESTATE COTTAGES

FARM STEADING

Range of modern and traditional buildings | Commercial workshop units

LAND

731.7 acres arable and temporary grass (mainly irrigable) | 86.7 acres permanent grass and rough grazing | 79 acres woodland

TWEED FISHINGS

South Wark Beat - 2.3 miles right bank | 5 year average: 136 salmon, 18 sea trout

Lower North Wark Beat - 1.4 miles left bank | 5 year average: 233 salmon, 20 sea trout

SPORTING RIGHTS

Established low ground shoot with potential to expand | Roe stalking

ABOUT 967.8 ACRES (391.7 HECTARES) IN TOTAL

FOR SALE BY PRIVATE TREATY WITH VACANT POSSESSION

AS A WHOLE OR IN THREE SEPARATE LOTS

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.

SITUATION

This famous Border Estate is beautifully located in and around the historic hamlet of Wark on the banks of the River Tweed in a first class arable farming area.

The B6350 secondary road passes through Wark and connects to major arterial roads at both Kelso and Cornhill and these in turn provide direct access to Edinburgh and Newcastle, both of which have international airports. Additionally, there is a mainline railway station at Berwick (15 miles) which provides regular services to Edinburgh and Newcastle (45 minutes) and London (3¾ hours).

The village of Cornhill provides good local amenities which include the Collingwood Arms Hotel, an excellent village shop and a farm machinery dealership, whilst the busy market towns of Kelso and Berwick offer a wider choice of services. There is a good selection of local state schools for all age groups and a number of private schools in and around Edinburgh in addition to those at Longridge Towers, Berwick and St Mary's, Melrose. The farming community is well served by numerous agricultural suppliers, grain and machinery merchants and there are livestock markets at Wooler (14 miles) and St Boswells (18 miles).

North Northumberland and the Scottish Borders is a genuinely rural area of low population and high amenity. The region is famed for its beautiful scenery and varying landscapes which range from the high tops of the Cheviot and Lammermuir hills through rolling wooded lowland countryside to the fertile farmland of the Tweed Valley and beyond to the rugged cliffs and golden sands of the east coast. The Estate is ideally placed to enjoy all of the recreational, sporting and cultural opportunities for which the area is justifiably renowned.





HISTORICAL NOTE

The history of the Estate dates back at least to the early 12th century when Henry I granted the Barony of Wark to Walter L'Espece, Lord of Helmsley. He completed the construction of Wark Castle, around which the medieval village subsequently grew, by about 1130.

Together with the castles at Ford, Etal, Duddo, Norham and Berwick, Wark was regarded by successive English monarchs as a formidable defensive fortress against ongoing Scottish invasions and Border raids.



The Barony passed into the possession of the powerful Roos family in 1191. In 1216 the castle was burnt to the ground by King John when in the possession of Robert Roos, one of the Barons who subsequently forced John to grant the Magna Carta. The castle remained at the epicentre of the Anglo-Scottish wars throughout the Middle Ages and was captured by the Scots in both 1375 and 1460 and lastly by James IV in 1513 before the Battle of Flodden. During this period the Barony passed to William Montague (later Earl of Salisbury) in 1329 and, indeed, Edward III originated the famous Order of the Garter in 1348 when the Countess of Salisbury “dropped a garter” whilst dancing with the King at a ball held in the castle hall. After the union of the Scottish and English crowns in 1603 the castle passed out of the pages of English history with its final abandonment in 1633 when all artillery were finally withdrawn.

Following the death of Viscount Grey of Glendale and Earl of Tankerville in 1701, the entire Estate was partitioned with the Earl’s only daughter, Mary, Lady Ossulston, being awarded the Tankerville Estate of which Wark formed part. The Tankerville Estate was finally broken up in 1913 although Wark itself was not sold until 1920 when purchased by Captain Samman of Willerby Manor, near Hull. It was acquired by the Lovett family in 1960 and is now being sold for only the second time in over one hundred years.

THE MANOR OR LORDSHIP OF WARK

The sale of lot 1 will include such right, title, estate and interest in the Manorship as the Trustees can convey.



GENERAL DESCRIPTION

The sale of Wark Estate provides a rare opportunity to acquire an exceptional agricultural and residential Estate with the added attraction of two prime salmon beats on the River Tweed.

The Estate was purchased by the late Haddon Lovett in 1960 and includes, as its focal point, Wark House, a charming easily managed compact country house situated on the north east edge of the hamlet. The house was extensively refurbished in 2022.

Additionally, there are three further dwellings - Steward's Cottage, Shepherd's Cottage and The Boathouse - the last of which is occupied by the head boatman.

The steading is centrally positioned within the Estate and includes two large modern portal framed buildings, various traditional buildings and a further range of traditional buildings which were converted in 2002 to form three double workshop units.

The Estate is relatively compact and well shaped and lies between the 15 metre and 60 metre contours. Average annual rainfall is approximately 715mm. Most of the land is classified as grade 2 with the remainder grade 3. The land adjacent to the Tweed and either side of the B6350 is comparatively flat with rich, deep, virtually stone free, permeable alluvial sandy silt loams (Alun Series). On the slightly more elevated land to the south soils mainly comprise fertile sandy clay loams with a variable clay fraction (principally Wick and Flint Series). Throughout the Estate soils are for the most part easily worked and relatively free draining.

The arable land is characterised by large, well shaped fields which are eminently suited to modern farming practices. Field drainage is good, soil indices are

excellent and the land is clean with no significant weed ingress. Fences are serviceable to the permanent grass fields and throughout the Estate there are numerous well maintained hedges, mainly populated with quicks, which have been rejuvenated under Stewardship. Virtually all fields are accessible either directly off the public road or via internal hard tracks.

The arable land has been farmed on a contract farming basis with McGregor Farms since 2003 with the principal crops being winter wheat, winter oilseed rape, vining peas and potatoes. There is a current abstraction licence and most of the farm is irrigable with fixed pipework in strategic locations. The arable land is capable of consistently producing above average

yields and has been farmed to a first class standard. The permanent grass is licensed for seasonal grazing.

The Estate includes two prime salmon beats on the "Lower Tweed" which, historically, is the most consistently productive part of the Tweed system accounting for over 50% of the total catch return. The inclusion of Lower North Wark lying directly opposite South Wark is hugely advantageous as it provides 1.4 miles of double bank fishing. Additionally, the two beats are extremely complementary, with South Wark generally fishing better at medium to high river levels whilst Lower North Wark is primarily a low - medium water beat. The five year combined average catch is 369 salmon and 38 sea trout.





TWEED FISHINGS

The River Tweed is the second largest salmon river in Scotland and has an internationally famous reputation as one of Europe's great salmon rivers.

The management of the river is undertaken by the River Tweed Commission which is charged with the responsibility for the preservation and enhancement of both migratory and freshwater fish throughout the Tweed system and, in particular, with the regulation of the various fisheries. The Commission directly employs bailiffs to police the river and to ensure that the Tweed Angling Code is effectively maintained. The associated Tweed Foundation is engaged in an extensive programme of objective scientific research, biological monitoring and habitat enhancement with the aim of maximising the river's natural productivity, whilst the Tweed Forum brings together a variety of interests to champion the sustainable management of the entire Tweed catchment. The RTC is funded by the Tweed Levy, an annual charge raised on each fishery and assessed on the five year rolling average catch of salmon and sea trout.

The season runs from 1 February to 30 November. Fishing is fly only on or before 14 February and on or after 15 September. The Commission now operates a 100% catch and release policy.

The lighter spring migration runs from the start of the season until early June when the main summer run commences and continues through until late August. The grilse run usually starts in late July and there can be exceptional runs of sea trout, particularly in the mid summer months through until late September, depending upon water conditions. Although the autumn run has now virtually disappeared, there have been encouragingly large numbers of summer fish in recent seasons of which significant numbers were two sea wintered.





WOODLAND

The woodland extends to approximately 79 acres in nine main compartments scattered throughout the Estate and much of this is now semi-mature or mature and at commercial production stage. Some of the woods have recently been thinned following Storm Arwen, but remain relatively well stocked. The principal species include Scots pine, spruce, larch, Douglas fir and mixed broadleaves, particularly sycamore, beech and oak.

The woodland, together with the numerous well stocked hedges which run through the Estate, adds considerably to the diversity of wildlife habitat and its overall amenity and sporting potential. There are no current Forestry England schemes in place.

SHOOTING

Pheasants are released each year and the woodland, together with the Stewardship cover, provides the basis for a good low ground shoot with scope for further development, particularly with the planting of cover crops. There are a string of ponds in the Parkhill plantation and a further small pond at the south end of field 7930.

The Estate supports a healthy population of roe deer which provide interesting stalking opportunities.

ENVIRONMENTAL STEWARDSHIP

The Estate is covered by an Environmental Stewardship Agreement (Ref: AG00307427) which runs until 29 February 2028. The Agreement currently pays annual grants of £44,804 and embraces a wide range of arable, grassland and boundary management options.

The Purchasers will be obligated to take on the Scheme and to indemnify the Vendors against any future breaches.

PLANNING

The Vendors have not proactively pursued development prospects in and around the village fringe. The Northumberland Strategic Housing Land Availability Assessment (SHLAA) has registered 1.1 acres on the west side of field 6472 (Ref: 1191) as being suitable for the development of five houses on an 11-15 year time horizon. In time there will, almost inevitably, be further small development prospects on the village edge.





LOTTING

The Estate is offered for sale either as a whole or in three separate lots:

LOT 1

WARK ESTATE (906 ACRES)

- Wark House and two cottages
- Range of modern and traditional farm buildings
 - Commercial workshop units
 - 731.7 acres arable and temporary grass, 71.7 acres permanent grass and rough grazing and 77.8 acres woodland
- Low ground shoot with potential to expand
 - Roe stalking

LOT 2

THE SOUTH WARK SALMON FISHINGS (61 ACRES)

- 2.3 miles right bank fishing
- Five year average catch: 136 salmon, 18 sea trout
 - Boatman's house and attached Fishermen's Quarters
- 16.2 acres grazing and riverbank

LOT 3

THE LOWER NORTH WARK SALMON FISHINGS

- 1.4 miles left bank fishing
- Five year average catch: 233 salmon, 20 sea trout
 - Fishing hut

In the event that lots 1 and 2 are sold separately, each individual lot will be granted such rights as are necessary to enable it to be properly serviced and enjoyed.

ADDITIONAL DWELLINGS

The Estate owns four further dwellings which are available by separate negotiation if required. These include:

Kaim House - constructed in 1985 and situated approximately 0.5 miles west of the village in a lovely private setting, this attractive house includes three reception rooms, four bedrooms and approximately 22.4 acres.

Kaim Lodge - this fully modernised three/four bedroomed detached house is situated approximately 150 metres to the south east of Kaim House.

Nos 1 and 2 Blue Row Cottages - A pair of semi-detached, single storeyed, three bedroomed, traditionally constructed cottages occupying an elevated position close to the centre of the village. The area of land included to the north may be suitable for residential development – subject to all requisite consents.

Further particulars are available on request.

LOT 1: WARK ESTATE

WARK HOUSE

Wark House is a fine, detached, two storey, south facing traditional house located on the north east fringe of the hamlet. Set back from the public road, the house sits in its own grounds and commands pleasant open views to the north and east. The house was comprehensively improved and modernised in 2022 and provides comfortable, practical, easily managed family accommodation. It is let as self catering accommodation, partially in combination with the fishing.

The house is built mainly out of stone, part brick (all externally rendered and painted white) under a Welsh slate roof.. The central flat roof has recently been renewed and the house has double glazing and oil fired central heating throughout.



The accommodation, as shown on the accompanying layout plans, includes:

GROUND FLOOR

Dual aspect “L” shaped reception hall with separate side entrance vestibule, elegant return staircase to first floor, open plan fully fitted bar area; cloaks containing WC; generously proportioned drawing room with large bay window to the front, fireplace with ornate timber surround and overmantle housing wood burning stove; dining room including fireplace with arched shelved display alcoves either side; large kitchen/breakfast room containing new modern cabinetry together with Rangemaster electric double oven and grill with calor gas hob; rear entrance vestibule; boot/boiler room; spacious fitted utility room; separate WC.

FIRST FLOOR

Feature galleried landing with connecting passage off to north wing; six double bedrooms all ensuite.



WARK HOUSE FLOOR PLAN

Approximate Gross Internal Area

Wark House - 398.91 sq.m (4,294 sq.ft)

Games Room & Store/ Kennel - 49.24 sq.m (530 sq.ft)

For identification purposes only, not to scale.



Ground Floor



First Floor

OUTBUILDINGS

A short distance to the west there is:

- A games room containing a wood burning stove and built out of block (externally rendered and painted white) under Welsh slate.
- Small stone and brick built slate roofed range containing various kennels and stores.
- Additionally, there is a diesel fuelled back-up generator.

GARDENS

There is a large well tended garden laid principally to lawns with ornamental trees, shrubs and floral borders and with stone flagged patio areas to the south and west.

A driveway from the public road culminates in gravelled car parking areas to the sides and rear.



STEWARD'S COTTAGE

The cottage is situated to the south of Wark House adjacent to the public road. It is built out of stone and slate with a later flat roofed cavity extension and has full double glazing and full oil fired central heating.

The accommodation includes:

Semi glazed front entrance porch; inner connecting passage; shower room containing three piece suite; sitting room; dining room; well appointed kitchen; fully fitted utility room; two bedrooms.

There is a range of mainly stone and slate built outbuildings attached to the north elevation which include a garage and various stores. There is a well maintained lawned garden to the front and a small enclosed vegetable garden to the rear.



SHEPHERD'S COTTAGE

This detached, south facing, one and a half storey cottage occupies a stunning stand alone position approximately half a mile south of the village adjacent to a minor public road. The cottage is built out of stone (externally rendered and dry dashed) under slate and is substantially double glazed with full oil fired central heating.

It commands panoramic views, especially to the south. The accommodation includes:

GROUND FLOOR

Front entrance hall; sitting room with tiled fireplace; living room with open fire; kitchen; shower room containing three piece suite.

Additionally, there is a small integral utility room - external access only.

FIRST FLOOR

The first floor accommodation is coombed and includes two double bedrooms both with dormer windows to the south.

There are small gardens to the front and rear and various outbuildings including a garage and carport. The two timber built summer houses are owned by the tenant.

FARM BUILDINGS

The farm steading occupies a good level site with direct access off the public road. The surrounds are laid to part concrete, part hardcore and well maintained grass and the steading is virtually fully enclosed by the buildings themselves and by security fencing.

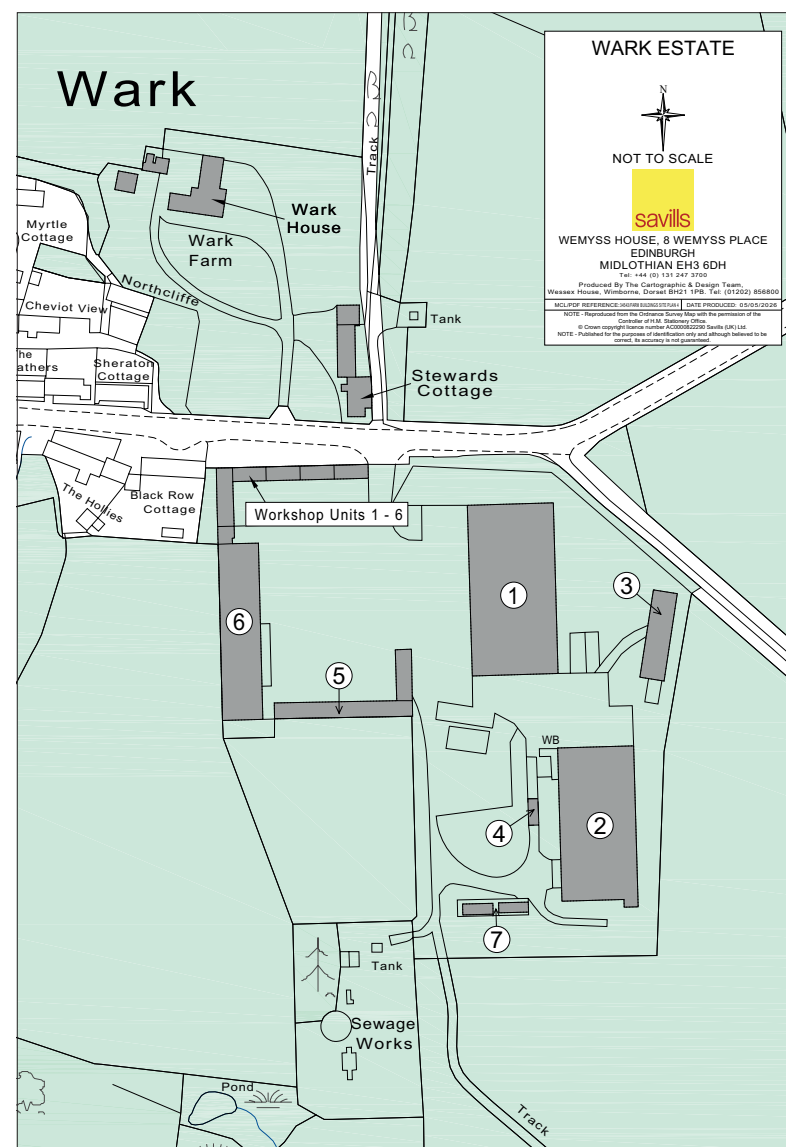
The buildings include:

1. Ten bay steel portal framed general purpose shed/grain store (61.2m x 30.5m) with part block, part pre-cast concrete panel walls, internal steel panel grain thrust walling, mainly timber side cladding all under a corrugated roof.
2. Nine bay steel portal framed general purpose shed (55.2m x 27.0m) with concrete block walls, timber side cladding incorporating louvred vents to both gables all under box profile sheet. The two most southerly bays have been converted into a workshop/store for use by the self employed part time gamekeeper and Estate staff.
3. Seven bay steel framed straw barn (32.2m x 9.2m) with dwarf block walls, corrugated iron side and roof cladding, earth floor.
4. 50 tonne rated steel weighbridge with small steel container office adjoining.

5. Traditional “L” shaped stone and slate built range (43.3m x 6.4m and 23.9m x 6.4m) including tool shed, chemical store and various stores.
6. Low level range built out of part stone, part brick, part block under Big Six and comprising two stores, one of which is currently used as a sheep shed (63.5m x 14.5m overall). There is a small stone and slate built store attached at the north end.
7. At the south end of the steading there are two static caravans which are used to accommodate seasonal boatmen.

Note:

1. All grain is currently dried and stored at Coastal Grains, Belford.
2. The two banded liquid fertiliser tanks are owned by Frontier. The scaffolding adjacent to the private weighbridge is also third party owned. Both are excluded from the sale.







WARK WORKSHOPS

Located at the north end of the steading adjacent to the public road, the workshop complex was converted from a traditional stone and slate built range in 2002 to form three double workshop units.

The units provide a useful secondary source of income. There is a large enclosed hardcored car parking area directly to the south.

Approximate gross internal areas are as follows:

Unit	GIA/M ²
1/2	109.9
3/4	109.9
5/6	99.0



THE LAND

The land includes 803.4 farmable acres of which approximately 731.7 acres are in arable rotation. The land is in excellent heart and the soil types combined with the availability of irrigation provides the flexibility to grow a wide variety of consistently high yielding combinable crops together with vegetables, including potatoes, if required. The five year average dry yields for rape and wheat are 1.89 tonnes/acre and 4.29 tonnes/acre respectively. Vining peas and potatoes are cropped on an eight year cycle by agreement with Scottish Borders Produce Ltd and Greenvale Growing Ltd respectively.





LOT 2: THE SOUTH WARK BEAT

The beat comprises approximately 2.3 miles of right hand bank fishing on Lower Tweed and lies between the Carham and West Learmouth beats on the English side and opposite The Lees, Lower and Upper North Wark on the Scottish bank. The solum of the riverbed is included in the sale. Importantly, the inclusion of the Lower North Wark beat provides 1.4 miles of double bank fishing.

South Wark has a prolific fishing history. On 15 February 1935 Lady Joicey landed 28 salmon, having hooked 42 in all, from the Jeffreys, Dub and Annaside pools. For many years that remained a UK record for the most salmon caught on rod and line in a river on one day.

The fishery includes nine named pools, perhaps the best known of which are Jeffreys, Willows and The Temple. It fishes at all heights but is generally better at medium to high river levels. There are four boats and, whereas some of the pools, including Snipe, Ladys and the beautiful streamy water of the Upper Temple, are readily waded, the rest are best fished from a boat.

The beat is normally fished with either two or three rods depending on conditions. Estate policy has been to allow spinning only in exceptional circumstances and at the boatman's discretion and, as a consequence, the vast majority of fish have been taken on the fly.

The head boatman has been employed full time since 2023 and comes highly recommended. An additional part time boatman is employed in the late spring and again from 1 September through to 31 October. As with Lower North Wark, the beat has been let as a commercial rod and line fishery with most of the fishing currently let either weekly or half weekly to tenants, many of whom return year after year.

Catch returns are as follows:

Year	Salmon	Sea Trout
5 year ave (2021-25)	136	18
10 year ave (2016-25)	135	18
20 year ave (2006-25)	256	23

More detailed information as to monthly and annual catch records is available in the data pack.

The brown trout and grayling fishing is included. The trout fishing in particular can be excellent. It is currently let to the Coldstream and District Angling Association until 31 January 2027.



Note: Interested parties should note that whereas South Wark is in England, Lower North Wark is in Scotland and, legally, ad medium filum presumption applies. These provide that neither side can fish across the centre line of the river without the consent of the other bank. This rule applies to the top three pools at South Wark. Although South Wark and Lower North Wark are run as two separate fisheries they are, effectively, in the same ownership and, accordingly, habitually fish across the centre line boundary. Similarly, there is an informal arrangement with The Lees for the Temple pool with both banks fishing across the medium filum.



THE BOATHOUSE AND FISHERMEN'S QUARTERS

For many years the Boathouse has been occupied by the head boatman for the South Wark beat. It comprises a detached, one and a half storeyed dwelling occupying a pleasant private position at the head of the riverbank at the extreme north west corner of the village.

Visiting fishermen meet and eat in the property long known as "The Fishermen's Quarters" which is

attached to the north side of the house. Both properties are built out of stone and slate with a later flat roofed cavity built addition to the rear of the house and all walls are either rendered or harl pointed and painted white. Both are substantially double glazed and full oil fired central heating is provided to the house.



The accommodation within the house comprises:

GROUND FLOOR

Front entrance porch; dining room; sitting room including fireplace with tiled inlay and surround; inner connecting passage; well equipped kitchen; two bedrooms; bathroom containing white three piece suite.

FIRST FLOOR

The first floor accommodation is heavily coombed and includes a double bedroom with a dormer window to the west and a store.

The accommodation within the Fishermen's Quarters includes:

Front entrance porch; connecting passage; boot room; well equipped galley kitchen; spacious dining/sitting room with separate entrance vestibule to the north, fireplace housing wood burning stove; two WCs.

There is a small garden surround laid principally to lawn. A private hardcore road is shared with the adjoining properties and culminates in a gravelled car parking area for approximately six vehicles adjacent to the house. Additionally, there are various outbuildings including a single garage, boatman's bothy, former fish larder (now store) and a small kennel range.

THE LAND

In addition to the river solum (42.7 acres) the land includes 15 acres of riverside pasture and rough grazing together with 1.2 acres of scrub and woodland.



LOT 3: THE LOWER NORTH WARK BEAT

The fishery extends to approximately 1.4 miles of left bank fishing on the Scottish side directly opposite South Wark. In contrast to South Wark the interest comprises the exclusive salmon and sea trout fishing rights, but does not include the solum other than the land upon which the fishing hut sits.

There are seven named pools the most prolific of which are currently Annaside, Ferrystream and Willows. The Wall and The Cuddy Hole, both of which are best fished off the island, together with the North Temple, can also hold large numbers of fish. The Mill Stream at the top of the beat is not usually included in the let and has been very lightly fished. The four pools in the top half of the beat can be readily waded or bank fished whilst the three lower pools are normally fished from the boat.

Lower North Wark fishes best at low-medium river heights and to that extent it interconnects well with the South Wark fishery which favours medium-high water levels. The beat is normally fished with two rods with three on occasions, particularly later in the season. One boatman is available until mid-September and thereafter two. Three boats are included in the sale. Again the vast majority of fish are caught on the fly with spinning very much restricted.

The beat includes a small modern timber built fishing hut which is sited on the bank overlooking The Cuddy Hole and Ferrystream pools. There is a small boatman's hut immediately adjacent.

Access to the beat is via a track running through Fireburnmill Farm and, thereafter, along the riverbank to the fishing hut.

Additionally, the boatman currently has the use of a steel container located in the farm steading by informal arrangement with the farmer.

Lower North Wark fishings are normally let weekly or half weekly and the entire 2026 season was booked out by early March.

The trout and grayling fishing is owned by the riparian owner and is currently let to Coldstream and District Angling Association. Accordingly, the owner of the Lower North Wark Fishings has the non-exclusive right to fish for indigenous species.

Over the last 20 years the catch records have been remarkably consistent as detailed below:

Year	Salmon	Sea Trout
5 year ave (2021-25)	233	20
10 year ave (2016-25)	196	22
20 year ave (2006-25)	242	20





GENERAL REMARKS

VIEWING

Strictly by appointment with the Joint Selling Agents.

TENURE

The property is offered for sale freehold with vacant possession upon completion subject to the existing leases listed below.

METHOD OF SALE

The property is offered for sale with vacant possession (subject to any occupations) by private treaty with entry by arrangement between the parties. A closing date for offers may be fixed and interested parties are advised to register their interest with the Joint Selling Agents. The Vendors shall not be bound to accept the highest or indeed any offer.

OFFERS

Offers in writing should be submitted to the Joint Selling Agents.

FIXTURES & FITTINGS

All fitted carpets and the majority of curtains and blinds are included in the sale.

The data pack includes:

1. Inventory of furniture and equipment within Wark House which may be available in addition at valuation.
2. Inventories of boats and fishing equipment which are included in the sale of Lots 2 and 3.
3. Inventory of general Estate equipment which may be available if required at valuation.

COUNCIL TAX, BUSINESS RATES, EPCS & OCCUPANCIES

Copies of the Energy Performance Certificates (EPCs) are available in the Information Pack.

Property	Council Tax Band	Rateable Value	EPC Rating	Tenure
Wark House	-	5,100	D	Self Catering Let
Steward's Cottage	D	-	E	Assured Periodic Tenancy
Shepherd's Cottage	A	-	E	Assured Periodic Tenancy
The Boathouse	C	-	E	Service Occupancy
Units 1-2	-	5,700	-	Commercial Let
Units 3-4	-	5,600	D	Vacant
Units 5-6	-	-	C	Commercial Let

MISCELLANEOUS AGREEMENTS

- Northumbrian Water Ltd occupies two small parcels of ground as a sewage treatment works. The current annual rent is £1,797.
- Approximately 76 acres of permanent grass are licenced to a grazier until 30 March 2027. The licence fee is £5,400.
- The trout and grayling fishing at South Wark is let to Coldstream and District Angling Association at an annual rent of £1 plus VAT.
- The small reservoir on the south side of Field 4437 is understood to be occupied by Northumbrian Water Ltd pursuant to a 999 year Lease granted at a nominal rent.

TWEED LEVY

The 2026 Tweed Levy is £11,302 for South Wark and £19,100 for Lower North Wark.

SERVICES

- **Electricity** - mains electricity is connected to all dwellings and the two static caravans with three phase to the farm steading.
- **Water** - mains water off a private distribution network to all dwellings and Wark Workshops.
- Private water from two springs in the wood to the south of the farm steading is pumped to a holding tank at Shepherd's Cottage and, thereafter, gravity fed back to serve the farm buildings, static caravans and a number of field troughs.
- **Drainage** - private other than Wark House, Steward's Cottage and Wark Workshops which are all connected to the village mains.
- **Central Heating** - full oil fired central heating to all four dwellings.
- Full propane fuelled central heating to the Workshops.

TIMBER

All standing and fallen timber is included in the sale.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in the sale, in so far as they are owned.

STATUTORY DESIGNATIONS

- The entire Estate lies within a Nitrate Vulnerable Zone.
- The Tweed and its banks are both a scheduled SSSI and a designated Special Area of Conservation.
- Wark Castle motte and bailey castle and artillery fort in enclosure 3570 is a scheduled monument. Wark Castle is grade II* listed.
- St Giles medieval chapel and burial ground in enclosure 1675 is also a scheduled monument. A grave slab on the site of the chapel is grade II listed.
- The Estate lies within the Tweed Valley Area of High Landscape Value.

TUPE

The Vendors currently employ a full time boatman together with two part time seasonal boatmen. The Purchasers will have a statutory obligation under the TUPE regulations to take over the employment of any employees to whom the regulations apply.

PLANS

The plans incorporated within these particulars are based upon the Ordnance Survey with the sanction of the Controller of HM Stationery Office. Crown Copyright is reserved (ES753270). These plans are published for the convenience of prospective Purchasers only. Their accuracy is not guaranteed.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The Estate is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

There are several Scottish Power wayleave agreements. The 2025 wayleave payment was £2,534.10.

A public footpath runs from the B6350 south west through Gallows Hill Wood to Shidlaw Farm. Additionally, there are one or two short lengths of public footpath immediately adjacent to the village and a section of BOAT which follows the route of the old road through field 6218 towards West Learmouth.

There are various minor reservations and third party rights granted in and around the village.



VALUE ADDED TAX

Unless the sale represents the transfer of a business as a going concern for VAT purposes, VAT may be charged in addition to the purchase price in respect of any elements of the Property which are subject to VAT. The Vendors will work with the Purchasers to minimise VAT liability but the responsibility for payment of any VAT will rest with the Purchasers.

HEALTH & SAFETY

Given the potential hazards of a working farm we request that you take as much care as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery or entering fields with livestock.

GENERAL CONDITIONS

a) Payment of Purchase Price:

Contracts/Missives must be exchanged/completed within four weeks of an offer being accepted, otherwise the Vendors will consider themselves free to sell elsewhere. On exchange of contracts a deposit of 10% will be paid by the Purchasers to the Vendors' Solicitors, with the balance of the purchase price being paid on completion.

b) Ingoing:

In addition to the purchase price the Purchasers will be required to take over at valuation the items described below. The valuation will be made by two valuers, one representing the Vendors and the other the Purchasers. Failing agreement between the valuers, the valuation shall be referred to an independent valuer, to be appointed by mutual agreement, whose decision shall be final. Each party shall be responsible for meeting its own valuation costs.

- 1) Any growing crops on the basis of the cost of seed, sowing, fertiliser, chemical and ancillary costs plus an allowance for enhancement. CAAV costings will be used where relevant.
- 2) All silage, hay, straw, FYM and other produce at market value.
- 3) All fertiliser, chemicals, seeds, oils, fuels and other items in store not required by the Vendors at cost.

The valuation will be undertaken on or immediately before the date of completion with payment being made to the Vendors within seven days thereafter, failing which interest will become payable on the outstanding balance at 4% above the Bank of Scotland Plc base rate.

- c) No claim will be made in respect of the residual manurial values of fertiliser and lime or for unexhausted manurial values.

- d) The Purchasers will not be entitled to make any claim or set-off whatsoever in respect of any dilapidation or other item or matter.
- e) The Vendors shall be responsible for any rates, taxes and other burdens up to the date of Completion of Sale. Where necessary, all rates, taxes and other burdens will be apportioned between the Vendors and the Purchasers as at the completion date.
- f) The Vendors will retain a holdover right in respect of unharvested crops including potatoes.

- g) The annual payment for the Grazing and Stewardship agreements for the current agreement year will be apportioned between the parties on a pro rata basis as at the date of completion.

FINANCIAL REFERENCES

Any offer by a Purchaser(s) must be accompanied by a guarantee from a bank which is acceptable to the Vendors.



DATA ROOM

A data room will be available to prospective Purchasers following a formal viewing and on the signing of a Confidentiality Agreement. This includes further detailed information on the property.

SOLICITORS

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LOCAL AUTHORITY

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GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These particulars were prepared in April, 2026.

DIRECTIONS

From Cornhill on Tweed take the B6350 (signposted Wark 2 miles). Wark House and Steward's Cottage are the first dwellings on your right as you enter the village. Conversely, from Kelso, follow the B6350 for 8 miles to Wark. Drive through the village and Wark House is the last house on your left.

What3Words: ///obstruct.tastier.evenings



CROPPING SCHEDULE

Field Name	2018	2019	2020	2021	2022	2023	2024	2025	2026
Backgreen	AF	AF	AF	AF	AF	AF	AF	AF	AF
Longtown	WW	OSR	WW	POTS	WW	OSR	WW	PEAS	WW
Far Gallows Hill	WW	OSR	WW	OS3	WW	OSR	WW	PEAS	WW
West Dry Tweed	PEAS	WW	OSR	WW	POTS	WW	OSR	WW	PEAS
Lambsknowe	PEAS	WW	OSR	WW	OS3	WW	OSR	WW	PEAS
Churchyard	PEAS	WW	OSR	WW	OS3	WW	OSR	WW	PEAS
Depot	WW	PEAS	WW	OSR	WW	POTS	WW	OSR	WW
Gallows Hill	WW	PEAS	WW	OSR	WW	OS3	WW	OSR	WW
Parkhill	WW	PEAS	WW	OSR	WW	OS3	WW	OSR	WW
Carham Plantation	OSR	WW	PEAS	WW	OSR	WW	POTS	WW	OSR
Dunshaugh	OSR	WW	PEAS	WW	OSR	WW	POTS	WW	OSR
Low Banks	OSR	WW	PEAS	WW	OSR	WW	OS3	WW	OSR
Far Dean	WW	OSR	WW	PEAS	WW	OSR	WW	POTS	WW
South Stenley	WW	OSR	WW	PEAS	WW	OSR	WW	OS3	WW
Shortsides	POTS	WW	OSR	WW	PEAS	WW	OSR	WW	POTS
Near Dean	OS3	WW	OSR	WW	PEAS	WW	OSR	WW	OS3
North Stenley	OS3	WW	OSR	WW	PEAS	WW	OSR	WW	OS3
Willowbush	WW	POTS	WW	OSR	WW	PEAS	WW	OSR	WW
Gravel	WW	POTS	WW	OSR	WW	PEAS	WW	OSR	WW
Station	WW	OS3	WW	OSR	WW	PEAS	WW	OSR	WW
Big Dry Tweed	OSR	WW	POTS	WW	OSR	WW	PEAS	WW	OSR
Little Dry Tweed	OSR	WW	POTS	WW	OSR	WW	PEAS	WW	OSR
School	OSR	WW	OS3	WW	OSR	WW	PEAS	WW	OSR
Stackyard	OSR	WW	OS3	WW	OSR	WW	PEAS	WW	OSR

KEY: WW - Winter Wheat | OSR - Oilseed Rape | VP - Vining Peas | POTS - Potatoes | OS3 - Overwintered Stubble (environmental option) | AF - Arable Fallow

CONTACT INFORMATION

Viewing strictly by appointment only. Please contact:



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IMPORTANT NOTICE

Edwin Thompson and Savills for themselves and for the Vendors of this property, whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intending Purchasers and do not constitute, nor constitute part of, any offer or contract. 2) All descriptions, plans, reference to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must firstly satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) Nothing in these particulars is to be regarded as a statement that the subject of sale is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty of fitness for any purpose or use, including existing use; nor is any warranty to be implied that any services, appliances, equipment, installations or facilities on the subject for sale are in good working order. Prospective Purchasers should satisfy themselves as to the condition of all such matters. 4) Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors or their Agents. 5) No person in the employment of either the Vendors or their Agents have any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendors. 6) No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn. 7) The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors or their Agents will be held responsible for such faults and defects. 8) The Purchasers shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors or their Agents in respect of the subject of sale. 9) Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchasers to rescind or be discharged from any Agreement to purchase nor shall it entitle either party to compensation or damages, or give either party any cause for civil action. Particulars prepared - May 2026. Photographs taken - 2025 and 2026. Ref: 260421LF. © Designed & produced by Bespoke Brochures | bespokebrochures.co

