



Gofton Farm,
Wark, Northumberland, NE48 3DL

youngsRPS 

**Gofton Farm,
Wark,
Northumberland,
NE48 3DL**

Guide Prices:

Whole: £1,050,000

Lot 1: £650,000

Lot 2: £275,000

Lot 3: £125,000

- Productive equipped upland farm
- Extending in all to around 59.89 hectares (147.99 acres)
- Ring Fenced
- Accessible
- Diversification Opportunities

For sale by private treaty
Available as a whole or in two lots

youngsRPS 

Hexham 01434 609000



The sale of Gofton Farm represents a scarce opportunity to purchase a compact, productive upland farm and the chance to capitalise on the numerous recent improvements which have revitalised the farm. Despite the improvements there is further scope to add benefit with untapped diversification potential waiting to be harnessed.

DESCRIPTION

Gofton Farm as a whole comprises of approximately 59.49 hectares (147 acres) of permanent pasture and includes a recently renovated three bedroom farmhouse and a range of traditional and modern buildings. The property is ring fenced, with the farmhouse and the steading central to the holding. The land in the main benefits from roadside access, with good internal access thereafter.

Gofton farmhouse is stone built and under a slate roof. It benefits from an elevated position and consequently enjoys far reaching views across the surrounding area and the county beyond.

The farmhouse comprises of three upstairs bedrooms, whilst on the ground floor, there is a kitchen, bathroom, utility room and two reception rooms. The property has recently been renovated and consequently benefits from many

improvements, including an oil-fired central heating system, double glazed windows and the siting of a new borehole which supplies private water to the property via a filtration system. In addition, there has been a new bathroom and kitchen fitted, a refurbished porch and all internal walls have been re plastered, lined, and insulated whilst all ceilings have been renewed. In terms of flooring most have been renewed and are either wooden, paved or carpeted.

Like the farmhouse the steading has been dramatically improved in recent years. Of note has been the 2018 construction of two large modern farm buildings. The buildings are steel framed under fibre cement roofs and sit on concrete floors, they measure 140 ft x 40 ft and 100 ft x 40 ft and have a central feed passage between. Attached to the smaller building is a lean to measuring 60 ft x 15ft. Other improvements has been the creation of a muck store, a bale pad, and a new access track.

The farms traditional buildings remain, these have been used for storage and housing livestock. The proximity to the main dwelling does however suggest that they could be incorporated with the farmhouse to provide additional living space and/or utilised as an annex or for holiday accommodation, subject to obtaining the necessary consents.

As expected, the land, like the house and steading has been dramatically improved. History suggested that Gofton was always one of the noted and productive farms of the area and it has quickly proven so. The land which totals approximately 147 acres, has benefited from regular applications of manure/slurry and Lime. This has not just been restricted to the 45.72 acres which is cuttable but also to part of the hill ground and the "inbye" grazing land. The productivity of the farm is recognised in that in recent years it carried 60 head of Angus cross cattle, their followers up the age of 24 months, and the calves they were rearing. In addition, 150 swale ewes were over wintered on the farm.

At present the farm is a productive, compact upland livestock farm and whilst it can continue as such, it does offer scope for alternative uses and diversification. For example, it is sited in a stunning location which is accessible to all the region's major tourism attractions, such Kielder Water, Hadrian's Wall, the Scottish Borders, and the Northumberland Coast. It is not sited in the Northumberland National Park, rather on the edge, meaning the benefits of the park can be felt.

The land in the main is served by natural water with the picturesque Gofton burn meandering through the farm. The house and the steading are served by the recently installed



borehole. The course of the burn leaves a stunning valley adding amenity value, as well as shelter to the holding.

LOCATION

Gofton Farm lies in the county of Northumberland, within the North Tyne Valley and is on the outskirts of the famed National Park. The farm benefits from an elevated aspect and accordingly enjoys stunning and far-reaching views across the surrounding countryside.

The property is situated 4.0 miles to the west of the picturesque village of Simonburn. The village of Wark lies to the east of the farm and by road is 5.6 miles away. Wark contains many local amenities including a village shop, a doctors' surgery as well as two successful pubs. There is a first school within the village with a middle school available at Bellingham (11.2 miles) and a high school at Haydon Bridge (11.7 miles), both of which are within the catchment area of Gofton Farm.

The thriving and popular market town of Hexham lies 12.3 miles to south east and contains a wide range of amenities, including a comprehensive range of shops and supermarkets. There are numerous leisure/recreational and professional services available in the town, as well as a range of schools, a

hospital and a railway and bus station; with direct buses to both Simonburn and Wark.

Hexham, Carlisle and Longtown auction marts are all within easy reach of Gofton Farm providing leading outlets for the sale and purchase of livestock.

The major city of Newcastle upon Tyne lies 29.7 miles to the south east and provides all the facilities you would expect from such a city including an international airport and main line railway station. Newcastle's proximity and the convenience of excellent transport links ensures that the tranquillity of rural life can be enjoyed with the benefits of the wider world still readily accessible.

DIRECTIONS

Gofton Farm is accessible from the main road. Heading towards Wark from Hexham, leave the B6320 at Simonburn, turning left up the "Ward Lane", follow this road for 2.7 miles before turning right, after 0.7 miles and after crossing the Gofton Burn the access road to the farm is on the left hand side of the public highway.

LOTING

The farm is offered for sale as whole or in three Lots

Lot 1

Lot 1 as shaded blue on the plan, includes the three bedroom farmhouse, approximately 25.33 acres of land and the traditional and modern buildings. The opportunity presented by Lot 1 offers the chance for a purchaser to acquire a desirable small holding and/or lifestyle property. There is the ability to transform the traditional buildings to additional accommodation and/or an extension to main dwelling subject to the obtaining the necessary consents. This would enable a purchaser to utilise the farm's excellent location as a stopping point for exploring the wider region.

Aside from the diversification potential offered by Lot 1, the existence of the modern buildings provides real benefits in terms of their flexible nature. They are open in their design and could therefore be readily converted to suit an equestrian use, for example in the form of American style loose boxes. Alternatively, they provide scope for workshop and storage opportunities.

The land included within Lot 1 is an ideal amount to service a small holding and/or facilitate any equestrian used. It surrounds the steading, is immediately accessible from it and includes land that is flat and mowable, whilst also includes useful grazing paddocks and part of the Gofton Burn.



Lot 2

Lot 2 as shaded green on the plan, includes 66.03 acres of which 37.40 acres is mowable. Lot 2 forms the productive heart of the current farming operation and provides an ideal opportunity for a farmer to purchase a useful and conveniently sized block of bare land in a location whereby the opportunities of such are scarce. The land benefits from good roadside access and with good internal access thereafter. Aside from farmers the land also offers the potential for diversified uses such as forestry and/or environmental possibilities.

Lot 3

Lot 3 as shaded yellow on the plan includes approximately 56.43 acres of upland grazing. It is a single parcel, which like the property as a whole has been significantly improved. It carries a large number of stock during the course of the summer and the winter, a testament to not only its productive capabilities but also its "sound" nature. Its lotting offers the possibilities for a farmer to acquire additional grazing and accommodation land, whilst it also offers investors a significant opportunity to capitalise on the environmental benefits of owning land such as this present. These benefits could be translated into financial benefits if the land is entered into schemes be them public or with a third party.



Lot 3, given its nature and location also offers potential in terms of forestry and consequently again environmental and financial benefits may materialise as a result.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded. Please direct expressions of interest to Harry Morshead MRICS.

Fencing

In the event of the Lot 2 being sold separately, the buyer of Lot 2 will be required to erect a new stock proof fence between points A and B on the sale plan, within 6 weeks of completion.

In the event of Lot's 3 and 1 been sold separately, the buyers of Lot 3 and Lot 1 will split the cost of erecting a new fence between the point's C and D. The precise points of which are to be confirmed on the ground and at the direction of the seller's agent. The fence is to be erected within 6 weeks of completion or later depending on agreement.

Designations

The land in its entirety is designated as being Severely Disadvantaged.



Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

Mineral Rights

The Mineral rights are not included in the sale.

Sporting Rights

The Sporting rights are included in the sale in so far as they are owned.

Basic Payment Scheme

The Basic Payment has been claimed for the 2023 scheme year and the monies will be retained in full. The purchaser(s) will give an undertaking to comply with the scheme rules from the date of completion to end of the scheme year.

Tenure

Freehold with Vacant Possession on Completion.

Services

Private Water and Drainage, Mains Electricity.

Council Tax

Band E



EPC Rating

Rating E

Wayleaves/Easements

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and other rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority subject to statute.

There is a public footpath which crosses the south eastern portion of the land.

Environmental Schemes

The land is not entered in any Environmental Schemes. The nature of the land suggests that such schemes could provide additional income if appropriate.

Anti Money Laundering Regulations

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence

Local Authority

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

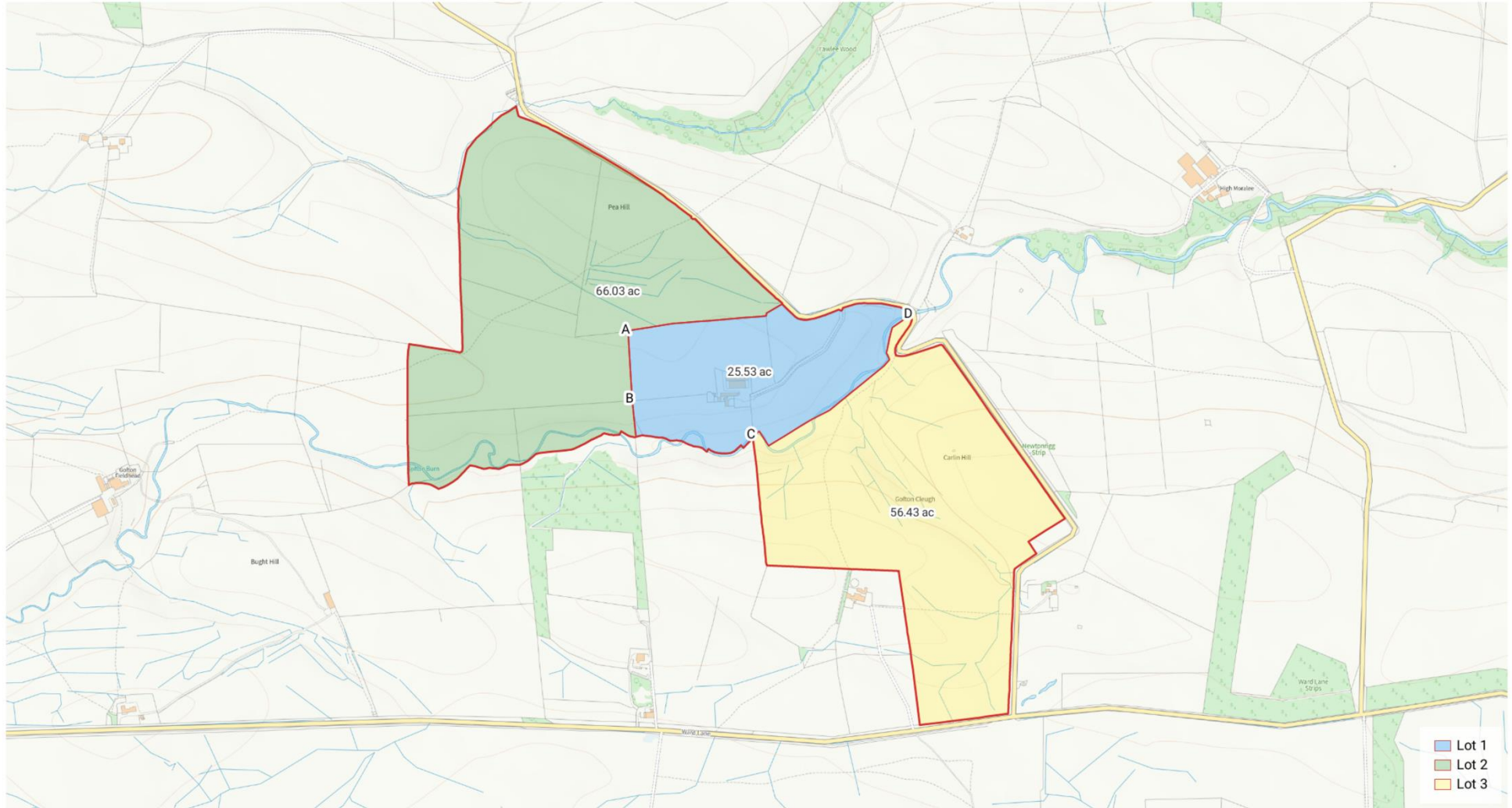
Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or

harry.morshead@youngsrps.com

Particulars Prepared: May 2023







IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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