



WILLIMOTESWICK

BARDON MILL, HEXHAM, NORTHUMBERLAND, NE47 7DB



# WILLIMOTESWICK, BARDON MILL

Hexham, Northumberland, NE47 7DB

Willimoteswick is a unique offering to the market, offering an abundance of genuine opportunities. The farm is an exceptional example of a productive, fully equipped, ring fenced Northumberland holding, comprising of approximately 463.26 acres (187.48 ha) of land with an extensive array of modern and traditional buildings and three residential properties.

Furthermore, with the inclusion of Willimoteswick Castle, the property is stepped in history, notoriety and prestige, complemented by a circa 1.41 mile stretch of the South Tyne and ideal terrain/woodland for shooting. The property holds significant lifestyle, amenity and sporting appeal to complement its famed agricultural capabilities. A true one off.

- Approx. 463.26 acres of land, ranging from Grade 2 – 4.
- 4 Bedroom farmhouse with attached 3 bedroom cottage.
- Stunning 3-bedroom cottage, currently productive holiday let.
- Accessible, well located and private.
- Outstanding sporting opportunities.
- Available as a whole or in two lots.

## GUIDE PRICES

**Lot 1: £3,750,000**

**Lot 2: £650,000**

**Whole: £4,400,000**

## GET IN TOUCH

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## DESCRIPTION

The sale of Willimoteswick, presents a rare opportunity to acquire a productive and fully equipped mixed farm, coupled with three residential properties, an existing diversified business and significant sporting opportunities. Located near Bardon Mill in the heart Northumberland's famed South Tyne Valley. Willimoteswick benefits from an accessible yet private location, blending historical prestige with a commercially viable farm. Offered as a whole or in two separate Lots, the property provides flexibility for a range of buyers, whether seeking a commercial agricultural unit and/or a lifestyle property with significant sporting appeal. A singular opportunity is rare, the combination of, more so.

Central to the property is Willimoteswick Castle, steeped in centuries of history and character. Originally established in the 12th to 13th century as a barmkin; a fortified defensive enclosure. In the 15<sup>th</sup> Century it is believed that Bishop Ridley was born at Willimoteswick, who was later famously burned at the stake, a consequence of his role in Henry VIII's reformation. The current inhabitants have lived at Willimoteswick for six generations; the sale offers a generational chance to own part of England's medieval legacy.



An impressive and surviving Grade I listed gatehouse, dominates the local landscape and with its adjacent fortified structures they are a unique feature to the property. Dating from the late 1500s, they showcase exceptional craftsmanship and preserved architectural detail. The gatehouse underwent significant repair and restoration in 2012, ensuring its continued structural integrity while retaining its historic character. Currently they serve as part of the traditional steading and are utilised every day as part of daily farming activities. The current farmhouse and the attached farm cottage were, once the main residence of a fortified manor and they retain many of the original features as a result.

Aside from its notorious historical nature, Willimoteswick is a farm famed for its commercial capabilities, a result of its productive land of varying types. Sat within a ring fence and including an extensive array of both modern and traditional buildings, the property includes the perfect mix of Grade 2, Grade 3 and Grade 4 land, ensuring its a self-sufficient farm that offers the best of everything. The quality of livestock is not only a testament to the abilities of the current occupants but also the farm and land itself. Currently Willimoteswick supports approximately 600 breeding ewes, which are largely mule, and ¾ bred texel and/or beltex ewes, and a herd of 100 ¾ bred suckler cows; the produce from which are noted throughout the locality and are in high demand.

The land has been managed under various environmental and Countryside Stewardship schemes over the years. There has been an eye on conservation and improvements notably in terms of the land and infrastructure with grant funding utilised to improve both the boundaries and the buildings, notably the castle itself. However, farming and productivity have always been at the heart of the enterprise, and it is clear to see this from the outstanding grassland on offer. The farm is currently all in grass however much of it would suit arable cropping, and has been in the past, whilst more recently root crops and herbal leys have been grown to great effect.

In addition to its agricultural enterprise, the farm benefits from existing diversified income streams. There is a beautifully presented three-bedroom holiday cottage, namely Burnside, which since its inception has had 5\* reviews annually and as a result enjoys exceptional occupancy rates; it should be noted there are no occupancy restrictions attached to Burnside.

Further income can be found from the letting of the fishing, which is subject to an annual licence agreement that currently pays £8,500 per annum with two house rods retained. Additional rental income could be sought via the letting of any surplus residential dwellings; given their condition and nature it is anticipated they would be sought after.

In addition, the current occupants have generated further income streams via a fully equipped butchery which resided within one of the traditional buildings, whilst a fledgling dog grooming business has also been established.

### THE WHOLE

The property includes a four bedroomed well-presented farmhouse, an equally well presented three-bedroom farm cottage, and an immaculate three-bedroom cottage; currently a thriving holiday let. There is large array of both modern and traditional buildings and that serve approximately 463.26 acres (169.62 ha) of productive agricultural land and woodland, all of which is in a ring fence and bounded by a 1.41 mile stretch of the South Tyne.

### THE FARMHOUSE

Willimoteswick Farmhouse is a Grade II\* listed building built from traditional stone and is under a slate roof which is understood to date back to the 16<sup>th</sup> Century, the property was largely rebuilt circa 1900 in Neo-Tudor style. However, the property retains many original historical features.





The spacious farmhouse offers well-proportioned and versatile accommodation. On the ground floor, there is a large hallway, fitted with a built-in pantry which compliments a modern and well-equipped kitchen featuring an oil-fired AGA that is sat in a large inglenook fireplace. There are two reception rooms on the ground floor that include a dining room and a sitting room, both of which have character in abundance. Further rooms on the ground floor include a utility room and a conservatory that leads out onto a lawned and well-maintained garden. The first-floor benefits from dual access, one large central staircase and one stone, which typifies the character of the house. The rooms on the first floor include four double bedrooms and one bathroom.

Externally, the farmhouse is complemented by lawned and well-maintained gardens. There is a large lawned garden to the west of the property, which historically was a lawned tennis court, and given its nature could readily be used as such again.

#### **WILLIMOTESWICK FARM COTTAGE**

Willimoteswick Farm Cottage adjoins the eastern end of the main farmhouse and was once part of it and could readily be again. Currently however it is a well presented character property that has been sympathetically renovated with the charming original features retained.

The ground floor comprises of an entrance hall with a utility and shower room attached. From the hall, there is access to a stunning and a well-appointed open plan kitchen that showcases many period details, to complement the modern nature that open plan living provides. Attached to the kitchen is a well-proportioned living room, ideal for relaxing, it opens out to a lawned garden and a glass veranda which frames a stone patio.

On the first floor there are three bedrooms and a bathroom.

Externally, the property enjoys a well-maintained lawned garden, a large summer house and a range of traditional stone-built outbuildings, perfect for storage whilst offering further potential for a variety of uses. There are solar panels on the roof of the outbuildings which more than subsidise the electricity use in the cottage via a feed in tariff.

#### **BURNSIDE**

Burnside was historically a standalone residential property however it has recently been utilised as a Holiday let. Consequently, it has been refurbished to an exceptional

standard; it receives outstanding reviews and has excellent occupancy rates as a result.

On the ground floor the property comprises of a modern and fully fitted kitchen, a utility room and downstairs WC. A unique feature of the property is the large open plan, living and dining area, with a central stairwell, exposed stonework, beams and inglenook fireplaces; the space is full of rustic character and charm.

On the first floor there are three bedrooms one of which is ensuite and a large modern bathroom.

Externally the property benefits from a lawned garden area, with manicured banksides which run to the adjacent stream. There is a hot tub and a covered dining area.

In addition, there is a large traditional building, a former Mill, this stone built property holds significant potential for conversion into another dwelling and/or holiday let. Equally it could be readily improved to provide further storage possibilities and/or stabling.

Burnside is private and enjoys a natural separation from the main steading and houses at Willimoteswick, it is therefore a property that as a consequence offers a variety of opportunities, be them as a holiday let or as a standalone dwelling, to provide either private living or a diversified income.

#### **THE STEADING**

The farmstead at Willimoteswick is extensive and has an array of modern and traditional buildings. The traditional buildings are of stone construction and in the main are under slate roofs. They form an impressive courtyard to the two dwellings with entrance via the traditional arch within the former gate house. Currently they are in the main used for general storage and informal livestock housing and/or handling, however one building is a former butchery with a cool room within whilst another is used for dog grooming and dog “staycations” with excellent kennels and facilities as a result. The buildings are unique and in part are a scheduled monument, significant restoration works have recently been done via grant funding, with the consequence being reflected in their condition and stability.

The modern buildings provide excellent and extensive livestock housing and housing facilities. They are separate to that of the traditional buildings and dwellings, ensures a natural separation from the farming activities to the residential elements of the





property. The main cattle shed, has an outdoor feeding area and sits on a concrete floor. In addition, there are two other excellent large buildings both of which are steel framed, they are ideal livestock buildings and would readily suit any such operation. Further buildings include an array of timber framed buildings that provide additional housing and storage opportunities. The steading at Willimoteswick has an abundance of concrete, it is well located with good access. It is centrally sited within the holding and provides an ideal base to serve the unit.

The buildings are detailed on a floor plan and within a schedule that on request can be provided.

### THE LAND

Willimoteswick extends to approximately 463.26 acres (187.46 hectares), comprising predominantly productive agricultural land, alongside a proportion of woodland and the farm steading.

The farmland is in excellent heart, benefiting from consistent and careful management over the years, with regular applications of both organic and compound fertiliser applied which has ensured it remains highly productive and well-maintained. The land is capable of supporting a variety of enterprises. The Grade 2 land lies between the river and the steading is capable of supporting a high level of grassland production and arable rotations; it is currently in temporary grass and/or herbal leys, with root crops also utilised and is the heart of this mixed farm. The majority, of the remaining land is Grade 3 and is productive grazing and/or cropping land. There is a small section of Grade 4 land to the south of the farm, however this is equally good grazing land. It is of no surprise that with land of this type, that the farm can sustain the levels of stock it does and likewise can produce stock of such quality.

The land includes approximately:

- 163.08 acres (66.00 ha) of highly productive grassland, suitable for both mowing and grazing, with some parcels capable of arable cropping
- 234.14 acres (94.76 ha) of permanent pasture
- 47.15 acres (19.08 ha) of mature woodland
- The remainder consisting of river frontage, bankside amenity land, and the farm steading



The land ranges in elevation from approximately 89 metres to 227 metres above sea level, offering a diverse topography. The land is well sheltered either by woodland or stone walls which form large parts of the farm's boundaries. Aside from these the farm is well fenced. Capital grants have been well utilised to improve the boundaries.

The land benefits from excellent internal access with multiple hardcore tracks running through the holding and also benefits from either/or mains/natural water supplies.

The woodland parcels comprise of a mixture of both broadleaf and conifers, much of which is of an age to present commercial opportunities, and as such offers an additional and immediate income. Recent felling and restocking have been carried out in selected areas, with targeted thinning and maintenance programme implemented across other sections. These efforts contribute to long-term sustainability and potential eligibility for future woodland grants and carbon offset schemes.

### **SPORTING**

Willimoteswick offers exceptional and varied topography, a stunning and accessible river and diverse and strategically well-located woodland. It is therefore a property that holds significant sporting appeal.

Willimoteswick is noted for its shoot and is more than capable of sustaining a full day. The woodlands are well placed for shooting, with the natural topography hugely assisting in this. Aside from the woods, there are 6 flight ponds on the property, which in conjunction with the river ensure a varied bag but also offering more informal and diverse shooting.

The nature of the land and its topography also presents opportunities for game crops, that not only will grow well, but can be easily managed and if located correctly will provide spectacular sport.

The fishing at Willimoteswick is famed and offers approximately 1.41 miles of one of the most sought after beats of the South Tyne. The property includes 6 named pools all of which are easily accessible both for access and casting. Of note are the Redburn, Pine Trees and Eland pools. These are described as the main holding pools and are split between two main runs being the upper and lower sits, which in turn run into the Sign Boards pool. The river is open; casting and wading can both be done with ease and the banks have been well maintained. There are spectacular views over the property itself and up and down the valley, all of which can be enjoyed amidst the calms of the water.





Currently the fishing is Let on annual licence with an income of £8,500 per annum, with two house rods retained. Decades of fish catch records have been provided and available on request. The 5 year average for salmon is 57 with sea trout being 30. The 10 year average is 55 and 26 respectively.

The sporting opportunities at Willimoteswick are diverse, they are located on a compact yet accessible, private estate; they are genuinely rare and generational.

## LOTING

The farm is offered for sale as a whole or in two lots, as outlined below:

### LOT 1 (AS EDGED RED ON SALE PLAN) - GUIDE PRICE £3,750,000

Lot 1 comprises the farmhouse, No. 1 Farm Cottage, an extensive range of traditional and modern farm buildings, and approximately 455.92 acres (184.51 hectares) of land. The land includes approximately:

- 163.08 acres (66.00 ha) of highly productive grassland, suitable for both mowing and grazing, with some parcels capable of arable cropping
- 230.64 acres (93.34 ha) of permanent pasture
- 43.60 acres (17.64 ha) of mature woodland
- The remainder consisting of river frontage, bankside amenity land, and the farm steading

Lot 1 presents an array of excellent opportunities, for an agricultural buyer, investor or lifestyle buyer seeking a well-established and productive commercial livestock unit. In addition, the multiple dwellings make it ideal for family occupation, staff housing, or potential rental income; whilst a versatile and high-quality landholding enhanced by the added benefit of productive fishing and excellent scope for shooting ensures the Lot has a wider appeal.

### LOT 2 - BURNSIDE (SHADED PURPLE ON THE SALE PLAN) - GUIDE PRICE £650,000

Lot 2 comprises Burnside; an immaculately presented three-bedroom house currently occupied as a holiday let. The property has excellent access being located in the heart of the South Tyne Valley with the A69 being easily accessible. In addition, it is private and sits in a ring fence that includes a single grassland paddock, amenity woodland, a former mill pond and stream, all of which extend in total to circa. 7.34 acres.

The paddock pasture extends to 3.50 acres, which is suitable for the grazing of

livestock and offering excellent potential for equestrian use. Lot 2 also includes a traditional stone building. Currently used for storage, it does hold significant potential, be it as animal housing for any small holder and or equine enthusiast or subject to necessary consents been sought, the building could be readily converted to create another dwelling and/or holiday let. Enquires into this regard are advised to rely on their own research.

The property is perfectly suited for residential occupation whilst also offering excellent potential for alternative uses. Currently operating as a successful holiday let, the property presents a fantastic opportunity to continue as a proven business, with the infrastructure of a hot tub and outdoor dining area all remaining, or alternatively the property could be a wonderful family home with potential to diversify further.

## LOCATION

The property is situated in the county of Northumberland. The village of Bardon Mill is 4 miles (driving) to the North, which offers a village store, a pub and a post office. The local village of Haydon Bridge offers a larger array of services, schooling and a doctor's surgery. Equally, the market town of Hexham lies 13 miles east of the property whilst the town of Haltwhistle lies 8.6 miles to the west both offer a wider range of amenities, shops, leisure and professional services.

In terms of connectivity, the junction to the A69 sits approximately 2.8 miles northeast of Willimoteswick, providing excellent road links such as the M6 and the A1. This road further connects the property with the major cities of the North of England, such as Newcastle Upon Tyne, which lies approximately 34 miles to the east whereas Carlisle lies approximately 31 miles to the west.

Both Newcastle and Carlisle have main line stations to both the North and South, with Bardon Mill having an excellent cross country train service that connect the two. Newcastle airport is within easy reach and is very accessible, ensuring so too is the wider world.

## What3Words

///mailer.seemingly.protest

## DIRECTIONS

From Hexham, travel for approximately 8.1 miles west along the A69, before turning left exiting the A69 signposted Beltingham/Ridley Hall. From here travel along the road

for approximately 1 mile before turning right and follow the road for a further 1.8 miles, passing through the village of Beltingham, before reaching Willimoteswick.

## **GENERAL REMARKS & STIPULATIONS**

### **METHOD OF SALE**

The property is to be offered for sale by Private Treaty as a whole or in two lots. Offers for alternative lots may be considered and any enquirers in this regard are encouraged to speak to the selling agent direct and at the earliest opportunity. All prospective purchasers are encouraged to register their interest with YoungsRPS.

### **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.

### **SPORTING & MINERAL RIGHTS**

Included in the sale in so far as they are owned.

### **TENURE**

Freehold with Vacant Possession on Completion.

### **HOLDOVER**

The vendor will retain the right to hold a on farm sale post completion if required.

### **SERVICES**

All residential properties are connected to mains water and electricity. The farmhouse has an oil-fired AGA with a back boiler, providing hot water, further heating is provided by electric radiators and log burners. No 1 Farm Cottage has an oil-fired central heating system, whilst Burnside has an LPG central heating system. Drainage is private, with the farmhouse and No 1 Farm Cottage sharing a septic tank. Burnside is served by a recently installed septic tank.

The steading is served by mains water and mains electricity. The land benefits from either/or mains/natural water supplies.

### **RATES AND ENERGY PERFORMANCE CERTIFICATE (EPC)**

For Council Tax purposes, the Farmhouse is classified under Band G and No 1 Farm Cottage Under Band D. Business rates currently apply to Burnside.

The Farmhouse has an EPC rating of F

The No 1 Farm Cottage and Burnside both have an EPC rating of E.

## **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. There are public footpaths which cross the property and a public byway.

## **ENVIRONMENTAL SCHEMES**

The land is currently subject to a Higher-Tier Countryside Stewardship (HTCS) which will expire 31/12/2027. The agreement can be transferred depending on the date of completion and any payments apportioned accordingly from completion to the end of the scheme year. The purchaser would have to give an undertaking to abide by the scheme rules and indemnify if not. The land is also managed under a Sustainable Farming Incentive scheme agreement, which is due to the scheme rules is currently not transferable. Further details on the active schemes are available upon request.

## **ANTI MONEY LAUNDERING REGULATIONS**

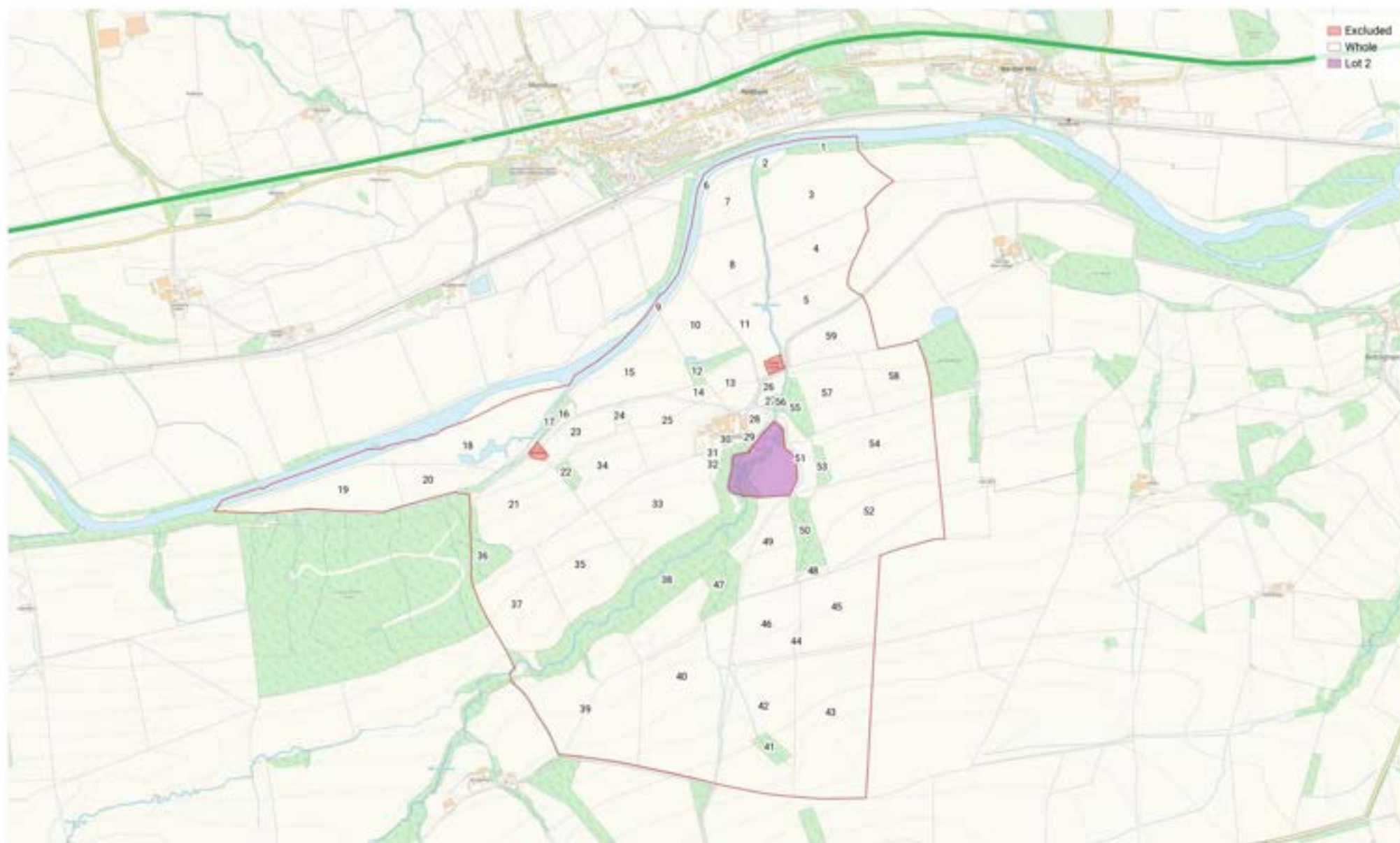
Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a property bill.

## **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, [harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com) or [katie.proctor@youngsrps.com](mailto:katie.proctor@youngsrps.com).



[www.youngsrps.com](http://www.youngsrps.com)  
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