



SMITHS GORE

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Our Ref 1982/9

Offices at Bridport Carlisle Corbridge Darlington Dumfries Edinburgh Fochabers Leyburn Lichfield London Newmarket Newport Peterborough Petworth Winchester York and SMITHS GORE (INTERNATIONAL) LTD Virgin Islands Denver St. Kitts Kuala Lumpur Sabah

FOR PROSPECTIVE PURCHASERS OR TENANTS ONLY

SOUTH NORTHUMBERLAND

Tyne Valley

RUDCHESTER FARM

202.5 acres
or thereabout

Newcastle 8 miles

Hexham 12 miles

FOR SALE BY PRIVATE TREATY

As a whole

or in

3 Lots

Solicitors

Messrs. Williamson & Co.
63 High Bridge
Newcastle upon Tyne
NE1 6BX
Tel: 0632 611431

Agents

Smiths Gore
Chartered Surveyors
Eastfield House
Corbridge
Northumberland
NE45 5LD
Tel: 043 471 2001

NOTICE: Smiths Gore for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references 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 or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Smiths Gore has any authority to make or give any representation or warranty whatever in relation to this property. The vendor does not give any warranty as to the age, quality, state, condition or fitness of the property which must be taken by the purchaser with all faults and imperfections.

RUDCHESTER FARM

Rudchester Farm is well positioned facing south over the Tyne valley in an area of great natural beauty, and stands on the site of the Roman Wall and the Roman fort of Vindovalia.

It is convenient to both Newcastle and the market town of Hexham, and is situated between the Military Road and the new Newcastle - Hexham motorway.

The property is offered as a whole or in three lots, Lot 1 being the house, cottage and old steading, with potential for conversion to a suggested nine residential units; Lot 2 being a useful 77 acre block of mainly arable land within a ring fence; and Lot 3, a further block of mainly arable land extending to some 125 acres.

SITUATION

Adjoining the minor road connecting Rudchester on the Military Road (B6318) to the Horsley Roundabout on the Newcastle - Hexham trunk road.

TENURE

Freehold.

POSSESSION

Vacant Possession will be given on completion.

Early entry after exchange of contracts may be allowed for winter crop cultivations and sowing.

SPORTING

Within the Tynedale Hunt country.

Shooting rights are included in the sale.

MINERALS

Such mineral rights as are the property of the vendors are included in the sale.

WATER

Water is available to most fields, either mains or natural supply.

TIMBER

All growing timber is included in the sale. There is a useful stand of mature hardwoods at Rudchester.

WAYLEAVES, EASEMENTS, ETC.

The farm is sold subject to all public rights of way, easements, rights of water etc. as may exist.

FARM SALE

The vendors reserve the right to hold a farm disposition sale by auction on the holding prior to completion, should they so require.

FIXTURES AND FITTINGS

There will be no additional payments due from the purchasers for any fixtures and fittings the property of the vendors and affixed to the property.

GROWING CROP

In addition to the purchase price the purchaser shall pay for any growing corn crop at valuation as at date of completion.

TENANT RIGHT, ETC.

There shall be no claims or counter claims between vendor and purchaser for any items of tenant right, dilapidations, unexhausted manorial values etc.

ANCIENT MONUMENTS

The Roman fort of Vindovala, the Roman Wall and the Vallum area are protected under the Ancient Monuments and Archeological Areas Act 1979.

BOUNDARIES

These are believed to be as shown by 'T' marks on the plan accompanying these particulars, but are for guidance only, and the vendor sells only such interest (if any) as he may have in fences, ditches, walls and other boundaries.

PARTICULARS

Smiths Gore, 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, an offer or contract;
2. all descriptions, dimensions, references 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 satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. no person in the employment of Smiths Gore has any authority or warranty whatever in relation to this property.

PLAN

The plan provided with these particulars is for identification purposes only.

VIEWING

By appointment with the agents, to holders of these particulars.

OFFERS

To be made in writing to the agents, for the whole or individual lots.

LOT 1

RUDCHESTER FARM STEADING

The farm buildings included in Lot 1 are as per plan herewith.

They include all buildings other than the modern dutch barn and lean-to.

These buildings are generally now redundant for modern farming purposes, and are in moderate condition.

However, many are of basic attractive design, including numerous traditional arched cartsheds.

Discussions have been held with the planning authorities who have looked favourably on the proposal to convert these to nine residential units, but any intending purchaser may be able to implement an alternative proposal.

If such a development were to proceed the County Surveyor has indicated that he would require the demolition of the existing roadside buildings to improve the sight lines of the access.

Attention is drawn to the possible availability of substantial grants towards the improvement of this type of property. In addition, any provision of holiday accommodation could qualify for British Tourist Board assistance.

Should the houses and buildings be sold as a separate lot, the purchaser will be required to erect and maintain thereafter boundary fences, etc.

Provision will be granted in respect of an area for improved septic tank facilities on Lot 2, should this be required. The existing septic tank is situated on property in the ownership of Rudchester House.

The total Lot area extends to approximately one acre.

THE FARMHOUSE

An attractive, rendered, brickbuilt farmhouse, slate roofed, south facing and in excellent decorative order. The roof space is insulated. The telephone (with extension) is installed.

Accommodation (dimensions approximate)

Ground Floor

Entrance Lobby	with washbasin and W.C.	
Kitchen/ Dining Room	An excellent light and airy room with fitted wall and base units. Double bowl stainless steel sink unit with waste disposal machine. Modern Rayburn oil-fired cooker (which includes central heating system). Extensive power points.	19'0" x 15'10"
Sitting Room	with enclosed Rayburn fire.	12'6" x 19'0"
Study	Originally part of the adjoining cottage. Fitted cupboards.	12'8" x 8'2"

Upstairs

Bedroom 1	Fitted cupboard	12'4" x 11'0"
Bedroom 2	Fitted cupboard	12'4" x 10'1"
Bedroom 3	Fitted cupboard	8'8" x 7'4"
Bathroom	with pedestal handbasin and airing cupboard.	
Separate W.C.		
Landing Cupboard		

FARM COTTAGE

Attached to the farmhouse, the cottage has not been used for some time and is in bad decorative order.

Accommodation comprises:

Kitchen
Sitting Room
2 Bedrooms
Bathroom
Separate W.C.

RATEABLE VALUES

House	£165
Cottage	£144

SERVICES

Mains water
Septic tank drainage
Telephone
Mains electricity.

STATUTORY AND LOCAL AUTHORITIES

County Council	Northumberland County Council County Hall, Morpeth, Northumberland
Borough Council	Castle Morpeth Borough Council Dacre Street, Morpeth, Northumberland (Planning Dept.) Main Street, Ponteland, Newcastle upon Tyne
Water	Newcastle and Gateshead Water Co. Allendale Road, Newcastle upon Tyne Northumbrian Water Authority Northumbria House, Regent Centre, Gosforth, Newcastle upon Tyne NE3 3PX
Electricity	North Eastern Electricity Board 235 Stamfordham Road Newcastle upon Tyne NE5 2SF

LOT 2

THE WEST LAND

77.17 acres

A useful block of mainly arable land, south facing, generally watered from the March Burn, and together with an excellent 5-bay dutch barn 22' x 75' with lean-to cattle building attached 35' x 75' and substantial concreted outside area.

This building is enclosed, and includes concrete troughs and diagonal feeding barriers.

If the Lot is sold separately from the Steading, there is good access to the north field above the farm buildings.

All fields have excellent access.

A number of valuable hardwoods are included in OS 2449.

Schedule

<u>OS NO.</u>	<u>Area</u>	<u>Description</u>
NG 2640 pt	.58 ac. approx	Buildings, etc.
NG 2449 pt	3.20 ac. "	Permanent Grass
NG 0138N	12.00 ac. "	Permanent Grass
NG 0138S	25.59 ac. "	Winter Wheat
NG 9100	17.60 ac.	Winter Wheat
NG 6800	18.20 ac.	Winter Wheat
	<u>77.17</u>	

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LOT 5

THE EAST LAND
124.38 acres

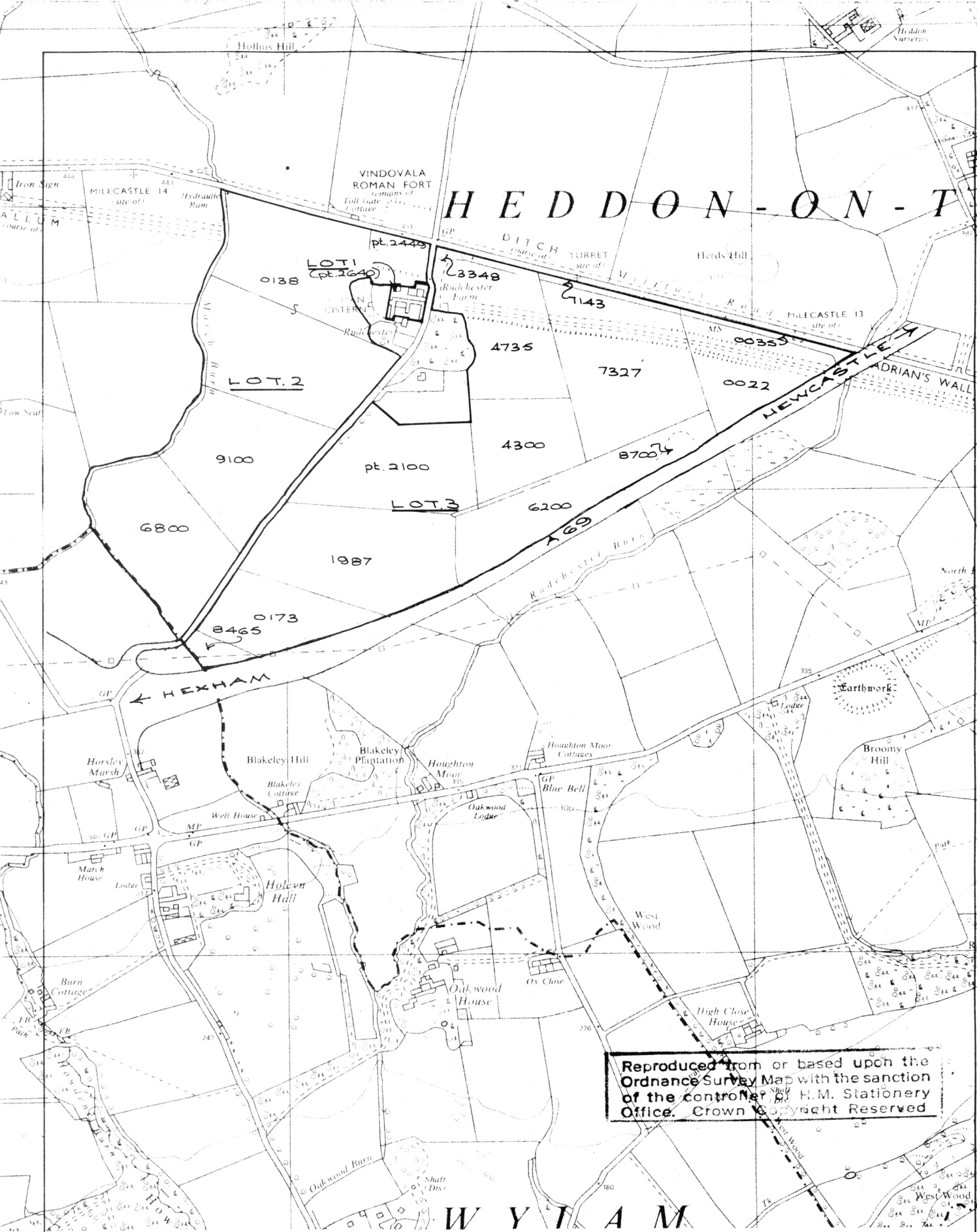
A useful south-facing block of arable and grazing land, together with an area of valuable hardwoods in OS 3348.

The majority of fields have troughed water, partly mains and partly natural supply.

There is a small cattle/horse shelter in OS 3348.

Schedule


<u>OS NO.</u>	<u>Area</u>	<u>Description</u>
(NG 3348 pt (4735 North	7.07 ac. approx.	Permanent Grass and Wood
NG 4735 South	8.50 ac. "	Winter Wheat
NG 2100 pt	15.89 ac.	Spring Barley undersown
NG 1987	20.37 ac.	Winter Barley
NG 0173	9.98 ac.	Winter Wheat
NG 8465	1.78 ac.	Rough Grazing
NG 4300	10.44 ac.	Winter Wheat
NG 6200 pt	11.50 ac. "	Winter Wheat
NG 6200 pt) 8700)	4.01 ac. "	Rough Grazing
NG 7327	21.20 ac.	Winter Wheat Spring Barley Oats
		Permanent Grass (Vallum
NG 7143	1.20 ac.	Permanent Grass
NG 0055) 0002)	12.44 ac.	Permanent Grass
	<u>124.38</u>	



HEDDON-ON-T

WYLAM

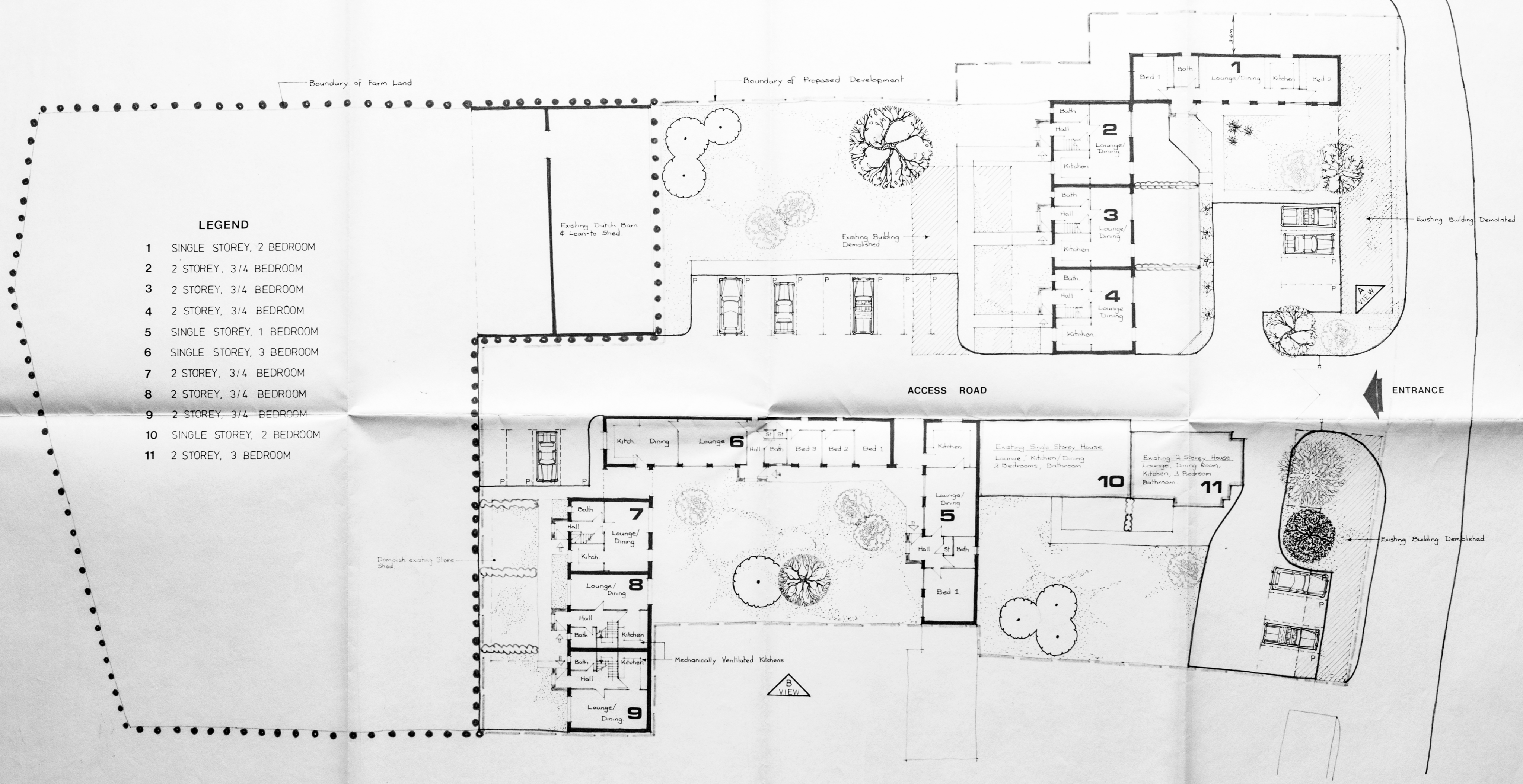
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 SMITHS GORE CHARTERED SURVEYORS EASTFIELD HOUSE, CORBRIDGE, NORTHUMBERLAND, U.K.				RUDCHESTER FARM, HEDDON ON THE WALL, NORTHUMBERLAND.			
SCALE	DATE	DRAWN	FILE NO.	DRAWING NO.			
6" to 1 MILE.	JUNE '82						



LEGEND

- 1 SINGLE STOREY, 2 BEDROOM
- 2 2 STOREY, 3/4 BEDROOM
- 3 2 STOREY, 3/4 BEDROOM
- 4 2 STOREY, 3/4 BEDROOM
- 5 SINGLE STOREY, 1 BEDROOM
- 6 SINGLE STOREY, 3 BEDROOM
- 7 2 STOREY, 3/4 BEDROOM
- 8 2 STOREY, 3/4 BEDROOM
- 9 2 STOREY, 3/4 BEDROOM
- 10 SINGLE STOREY, 2 BEDROOM
- 11 2 STOREY, 3 BEDROOM



PROPOSED CONVERSION OF RUDCHESTER FARM

Scale: 1:200 Drwn by: T.W.A. Drwg No: M518/7

STANLEY MILLER LTD.
BUILDING AND CIVIL ENG CONTRACTORS



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NEWCASTLE UPON TYNE NE 12 9UD
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VIEW A



VIEW B