

THE

ROTHBURY

ESTATE

NORTHUMBERLAND



‘The single largest ringfenced carbon offsetting opportunity to come to the open market in England’





THE ROTHBURY ESTATE

NORTHUMBERLAND

*Newcastle – 30 miles (London Kings Cross from 2 hours 35 minutes) | Edinburgh – 94 miles | London – 313 miles
(All distances and times are approximate)*

‘A landmark sale of 9,486 acres in Northumberland’

A beautiful diverse Estate of significant scale with extensive grassland, moorland, woodland and a portfolio of farms and cottages, offering a range of opportunities.

In all about 9,486 acres

For sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

The Rothbury Estate is situated on the edge of the Northumberland National Park. The market town of Rothbury, known as the 'capital of Coquetdale', offers public houses, cafes and traditional independent shops. Newcastle can be reached in 45 minutes by car and Newcastle Airport, 7 miles from the centre, offers international flights and frequent flights from London.



THE ROTHBURY ESTATE

- **12 Farms:**

- **3 In Hand Farms**
Totaling 3,281.19 acres

- **5 AHA Farms**
Totaling 3,701.1 acres

- **4 FBT Farms**
Totaling 586.46 acres

- **Woodland:**

- **In Hand Woodland**
Totaling 424.37 acres

- **Forestry Commission Woodland**
Totaling 1,392.11 acres

- **Sporting Opportunities:**

- **Salmon & Sea Trout Fishing**

- **Grouse Moor**

- **Pheasant & Partridge Shoot**

- **Stalking**

- **A total of 23 Residential Properties**

- **3 further residential opportunities**

- **Caravan Park with 10 plots**

- **Crown & Thistle Inn Pub**



‘Owned by the same family since 1332’



THE OPPORTUNITY

A landmark sale of the largest single block of land to come to the market in England in the last 30 years. Offering a diverse range of opportunities with extensive grassland, moorland, woodland and a portfolio of farms and cottages.

The Rothbury Estate is being offered for sale for the first time in over 650 years and offers opportunities ranging from sporting to farming and tree planting to environmental enhancement.

The summit of Simonside is located on the Estate, with a portion of the land also included within the Northumberland National Park. This is the largest ringfenced carbon offsetting opportunity to come to the market in England and boasts numerous opportunities to purchasers. There is also a diverse range of sport available on the estate, from fishing on the River Coquet (one of the most important salmon rivers in the England), to pheasant and grouse shooting.

More than 4,000 acres of the Estate is occupied under a range of agricultural tenancies, with a further 3,267.72 acres managed in hand.

The provenance and significance of the sale is further bolstered by the biodiversity and diverse landscape of which there are numerous sites of special scientific interest (SSSI). The moorland on the property supports breeding populations of several endangered species including merlin and cuckoo. Known wildlife on the Simonside hills are curlew, red grouse, mountain bumblebee, emperor moth and red squirrels in the forest. Significant environmental assets such as forestry, peatland and rock habitats housing numerous ecosystems add greatly to the estates interest and highlight the environmental importance of the land.

HISTORY

Rothbury was one of the 'burghs' or royal demesnes, like Corbridge, Warkworth and Newburn, which, after the fall of the Kingdom of Northumbria were one of the official demesnes of the Earls of Northumberland. The first Earl of Northumberland after the conquest was Robert Mowbray. After his rebellion in 1095 the earldom escheated to The Crown and for the next 100 years Rothbury was in the King's hands.

On 2 March 1328, Edward III made over his reversionary interest in the Northumberland Estates of John de Clavering to the second Henry Percy of Alnwick. This was confirmed in 1331 (Percy Chartulary, pp.154, 268-9).

On 18 January 1332, John de Clavering died without male issue and Rothbury came into possession of the Percy family, with a grant of confirmation in February 1332 and confirmation and ratification of the grant in 1335 (Percy Chartulary, pp. 273, 323). Henry Percy, 2nd Lord of Alnwick, died in 1352. He was succeeded by Henry the 3rd Lord, who died in 1368.

Henry, 4th Lord, was created Earl of Northumberland in 1377 but through treason was attainted in 1408 and his title and estates were forfeited. However, on 18 March 1416 Henry Percy, son of Hotspur and grandson of the first Percy Earl, did homage to the King in parliament and was restored to the title of Earl of Northumberland and the Percy lands including Rothbury.



'Steeped in the rich history and heritage of Northumberland'



TENANCY SCHEDULE

PROPERTY	DEMISE	AREA (ACRES)	LEASE TYPE	LEASE EXPIRY
IN HAND FARMS				
Morrelhirst Farm, Rothbury	Farmhouse	-	AST	Rolling
	Traditional and Modern Farm Buildings	490.32	In Hand	-
Blueburn & Spylaw Farm, Rothbury	Farmhouse	1719.65	Staff	-
	Traditional and Modern Farm Buildings	-	In Hand	-
	Spylaw Cottage	-	L&T 54 Act	24/03/2030
The Lee Farm, Rothbury	Farmhouse	11.48	-	30/06/2024
	Traditional and Modern Farm Buildings	-	-	-
	The Lee Farm Cottage	-	AST	01/03/2024
	Remaining Land at The Lee Farm	1057.74	In Hand & Seasonal Agreements	-
AHA'S				
Butterknowes Farm, Rothbury	Farmhouse	359.78	AHA 1986	-
	Traditional and Modern Farm Buildings	-	-	-
	Beacon View Cottage	-	-	-
	2 East Raw Cottage	-	-	-
West Raw Farm, Rothbury	Farmhouse	359.38	AHA 1986	-
	Farm Buildings	-	-	-
	Brinkburn Station Cottage	-	-	-
Hollinghill Farm	Hollinghill Farmhouse and The Crook Farmhouse	1767.39	AHA 1986	-
	Traditional and Modern Farm Buildings	-	-	-
	Hollinghill Farm Cottage	-	-	-
Wagtail Hall Farm, Rothbury	Farmhouse	523.78	AHA 1986	-
	Traditional and Modern Farm Buildings	-	-	-
	The Mill House	-	-	-
Blagdon Burn Farm, Rothbury	Farmhouse	690.77	AHA 1986	-
	Traditional and Modern Farm Buildings	-	-	-

FBT'S				
Brockley Hall Farm, Rothbury	Farmhouse	7.17	AST	30/04/2026
	Traditional and Modern Farm Buildings	321.93	FBT	11/05/2024
Wards Hill	Land at Wards Hill Cottage	24.53	FBT	31/10/2035
Land & Cottage at Forestburn	Forestburn The Cottage	33.90	FBT	Rolling
Coldside Farm, Rothbury	Farmhouse	198.93	FBT	14/11/2029
	Traditional and Modern Farm Buildings	-	-	-
WOODLAND				
Rothbury Woodland	Rothbury In Hand Woodland	424.37	-	-
Tosson Woodlands, Simonside	Tosson Woodlands, Simonside	525.00	L&T 54 Act	24/10/2949
Tosson Woodlands, Simonside	Tosson Woodlands, Simonside, Rothbury	867.11	L&T 54 Act	24/09/2950
SPORTING				
Sporting Rights, Morrelhirst	Sporting Rights Morrelhirst	-	Trust	-
Rod Fishing, R. Coquet, Rothbury	Rod Fishing River Coquet Rothbury to Pauperhaugh	-	Fishing	03/02/2025
Shooting Rights, Rothbury Moor & Low Ground	Shooting Rights, Rothbury Moor	-	Shooting	01/02/2024
RESIDENTIAL ASSETS				
Sunnyside Cottage	-	0.38	AST	Rolling
Lordenshaws Farmhouse & Buildings	-	-	Sporting Lease	-
1 East Raw Cottage, Longframlington	-	0.55	Vacant	-
Suershill Cottage, Longframlington	-	0.22	AST	Rolling
MISC				
Caravan Park, Forestburn Gate	10 Caravan Plots	-	-	-
Crown & Thistle Inn, Forestburn Gate	-	0.24	L&T 54 Act	17/07/2026
Land and Stables at The Gusset	-	3.85	Grazing Licence	-
The Pike	-	-	Derelict	-
Land at Low Hesleyhurst	-	4.51	Grazing Licence	-
Low Hall Cottage	-	-	Derelict	-
TOTAL		9,404.69		



FARMS

MORRELHIRST FARM (IN HAND)

Comprises 490 acres of permanent pasture and a range of traditional and modern farm buildings. The farmhouse is let on an Assured Shorthold Tenancy.



Morrelhirst Farmhouse



Morrelhirst Farmhouse



Morrelhirst Farm

BLUEBURN & SPYLAW (IN HAND)

A 1,720 acre farm and in hand steading along with a farmhouse and derelict cottage, lies at the centre of the holding, while the farm is also equipped with a smaller steading at nearby Morrelhirst. The land comprised within the area known as Blueburn Farm is subject to a

Higher Tier Countryside Stewardship Scheme commencing in 2017 and running for 10 years. Multi-year options including moorland management and woodland improvement are included. A number of capital items were also carried out at the start of the agreement.



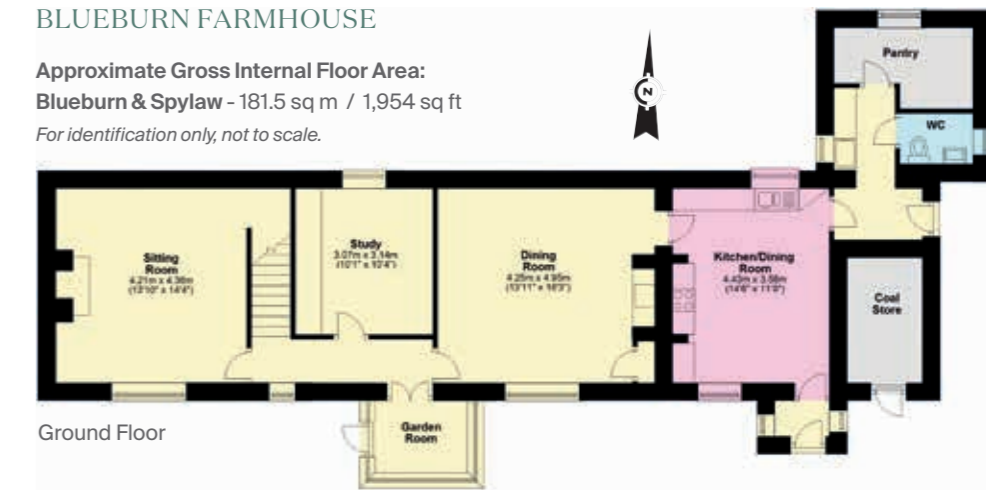
Blueburn Farmhouse



Blueburn Farm

BLUEBURN FARMHOUSE

Approximate Gross Internal Floor Area:
Blueburn & Spylaw - 181.5 sq m / 1,954 sq ft
For identification only, not to scale.



Ground Floor



First Floor

THE LEE FARM (IN HAND)

12 acres of The Lee Farm are on a Farm Business Tenancy and comprises a farmhouse and extensive range of modern steel portal framed buildings, silage clamp, accompanied by a range of traditional buildings.

A cottage at The Lee Farm is on an AST and the remaining 1,057 acres are managed in hand. 420 acres of The Lee is subject to a Woodland Creation Planning Grant, with consent expected in September 2023. The land at The Lee is within a Mid-Tier Countryside Stewardship Agreement which commenced in 2023 and ends in 2026. There is a second Mid-Tier scheme ending in 2024 which was taken over from the tenant.



The Lee Farmhouse

Approximate Gross Internal Floor Area:
The Lee Farm - 241.6 sq m / 2,600.6 sq ft
For identification only, not to scale.



The Lee Farm

BUTTERKNOWES FARM

A 360 acre farm on an Agricultural Holdings Act Tenancy, comprising a Grade II listed farmhouse, two cottages, office and an extensive range of traditional and modern farm buildings. 2 East Raw Cottage is included in the tenancy.



Butterknowes Farm



Butterknowes Farmhouse



Beacon View

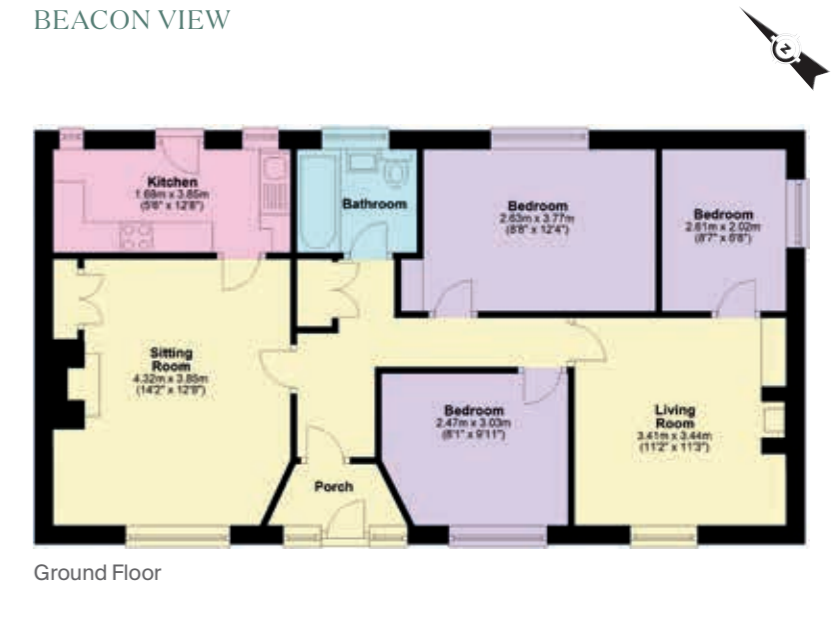
- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Floor Area:
Butterknowes Farm - 216.6 sq m / 2,332 sq ft
Beacon View - 72.6 sq m / 781.9 sq ft
For identification only, not to scale.

BUTTERKNOWES FARM



BEACON VIEW





West Raw Farm

WEST RAW FARM

A 359 acre farm on an Agricultural Holdings Act Tenancy, comprising a farmhouse, cottage and traditional farm buildings.

Approximate Gross Internal Floor Area:

West Raw Farm - 209.4 sq m / 2,253.6 sq ft

Brinkburn Station Cottage - 61.3 sq m / 660.3 sq ft

For identification only, not to scale.



West Raw Farm



West Raw Farmhouse



Brinkburn Station Cottage

HOLLINGHILL FARM

A 1,767 acre farm on an Agricultural Holdings Act Tenancy, comprising two farmhouses, a cottage and an extensive range of traditional and modern farm buildings.

Approximate Gross Internal Floor Area:

Hollinghill Farm - 162.3 sq m / 1,747.5 sq ft

Hollinghill Farm Cottage - 89.8 sq m / 966.1 sq ft

The Crook Farmhouse - 185.4 sq m / 1,995.7 sq ft

For identification only, not to scale.



Hollinghill Farm



Hollinghill Farm Cottage



The Crook Farmhouse

HOLLINGHILL FARM COTTAGE



Ground Floor

WEST RAW FARMHOUSE



Ground Floor

First Floor

BRINKBURN STATION COTTAGE



Ground Floor

HOLLINGHILL FARMHOUSE



Ground Floor

First Floor

THE CROOK FARMHOUSE



Ground Floor

First Floor

WAGTAIL HALL FARM

A 523.78 acre farm on an Agricultural Holdings Act Tenancy, comprising a farmhouse, The Mill House and a range of traditional and modern farm buildings.

Approximate Gross Internal Floor Area:
Wagtail Hall Farm - 194.3 sq m / 2,091.7 sq ft
For identification only, not to scale.



MILL HOUSE

Approximate Gross Internal Floor Area:
Mill House - 112.8 sq m / 1,214 sq ft
For identification only, not to scale.



BLAGDON BURN FARM

A 690 acre farm on an Agricultural Holdings Act Tenancy, comprising a farmhouse and a range of traditional and modern farm buildings.

Approximate Gross Internal Floor Area:
Blagdon Burn Farm - 215.4 sq m / 2,318.9 sq ft
For identification only, not to scale.



BROCKLEY HALL FARM

A 322 acre farm on a Farm Business Tenancy with traditional and modern farm buildings. The Grade II listed farmhouse is set in 7 acres and on an Assured Shorthold Tenancy.

Approximate Gross Internal Floor Area:
Brockley Hall Farm - 207.8 sq m / 2,237.2 sq ft
For identification only, not to scale.



WARDS HILL

The land at Wards Hill extends to 25 acres and is on a Farm Business Tenancy.

FORESTBURN

A 34 acre small holding with a cottage on a Farm Business Tenancy.

Approximate Gross Internal Floor Area:
Forestburn - 72.1 sq m / 775.9 sq ft
For identification only, not to scale.



COLDSIDE FARM

A 200 acre farm on a Farm Business Tenancy, comprising a farmhouse and range of traditional and modern farm buildings.

Approximate Gross Internal Floor Area:
Coldside Farm - 147.4 sq m / 1,586.1 sq ft
For identification only, not to scale.



MOORLAND

The Estate includes 2184.41 acres of moorland which has been actively managed as a one day sporting moor. Lordenshaws is regarded as one of the finest driven grouse moors in Northumberland and is capable of a full days driven grouse with at least six

principal drives on undulating terrain and provides for challenging and exciting sport. There are nine lines of butts with two lines of sunken butts having recently been replaced. Recent records show 100 brace in the season has been achieved, with the opportunity of

producing 300 brace with the appropriate management. The 5 year bag average is 58.5 brace. There is a long term Moorland Management plan approved on Lordenshaws with the ability to carry out prescribed burning on dry heath across the Moor alongside

carrying out other methods of Moorland management for the benefit of ground nesting birds as well as consent to carry out bracken control. Recent clear felling to the west of the estate had added hugely to the counts.

SPORTING

The Estate is renowned as one of the most diverse and exciting sporting estates in the north of England benefiting from gulleys, mature woodland, varied topography and challenging sport. The low ground shoot

comprises at least 12 drives set in beautiful surroundings, enabling exceptional quality high pheasant and partridge to be enjoyed by teams of guns. The Estate also enjoys a number of flight ponds, three of which are

equipped with hides to enjoy exciting flighting of duck and wildfowl. The River Coquet runs along the Estates eastern boundary. Rated as the 5th best Salmon river in England there are some delightful pools situated along

its length. The Estate also benefits from extensive Roe Deer stalking.



RESIDENTIAL PROPERTIES



Sunnyside Cottage

SUNNYSIDE COTTAGE

Ground Floor



First Floor



Approximate Gross Internal Floor Area:
 Sunnyside Cottage - 107.9 sq m / 1,161.7 sq ft
 Lordenshaws Farmhouse - 164.5 sq m / 1,770.8 sq ft
 For identification only, not to scale.



East Raw Cottages

Approximate Gross Internal Floor Area:
 1 East Raw Cottage - 63.1 sq m / 679.1 sq ft
 2 East Raw Cottage - 135.8 sq m / 1,461.3 sq ft
 For identification only, not to scale.



East Raw Cottages



Lordenshaws Farmhouse

LORDENSHAWS FARMHOUSE

Ground Floor



First Floor

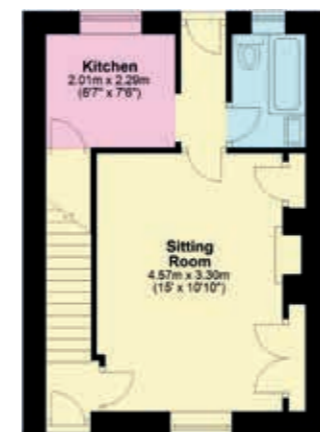


Ground Floor

First Floor

1 EAST RAW COTTAGE

Ground Floor



Ground Floor

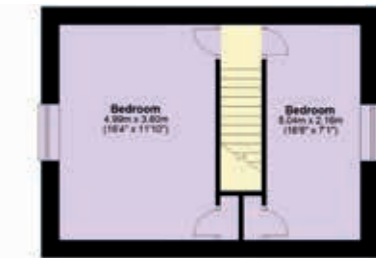


First Floor

2 EAST RAW COTTAGE



Ground Floor



First Floor



Suershill Cottage



Approximate Gross Internal Floor Area:
 Suershill Cottage - 69.9 sq m / 752.3 sq ft
 For identification only, not to scale.



WOODLAND

The woodland extends to 1,816.48 acres and part is subject to two long lease agreements with the Forestry Commission.



'An incredibly rare opportunity'

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold with the benefit of vacant possession, subject to the various tenancies and farming agreements and licenses that are in place.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale. The shooting records are held by the Vendor's agent and available on request.

DESIGNATIONS

Part of the Estate is located within the Simonside Hills SSSI and the Northumberland National Park. The Simonside Hills are also Special Areas of Conservation.

STEWARDSHIPS

The in hand land is subject to three Countryside Stewardship Schemes. Further details of the stewardship agreements and moorland management plan are available from the Vendor's agent.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

LOCAL AUTHORITY

Northumberland County Council.

RENT ROLL

There is an estimated rent roll of £283,000.

PLANNING

Pending application for tree planning Phase 1 with Forestry Commission over 750 acres. The Pike previously had planning permission for a principal house.

TENANCIES

There are a number of ongoing negotiations with Tenants across the estate. For further information, please contact the Vendor's agent.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

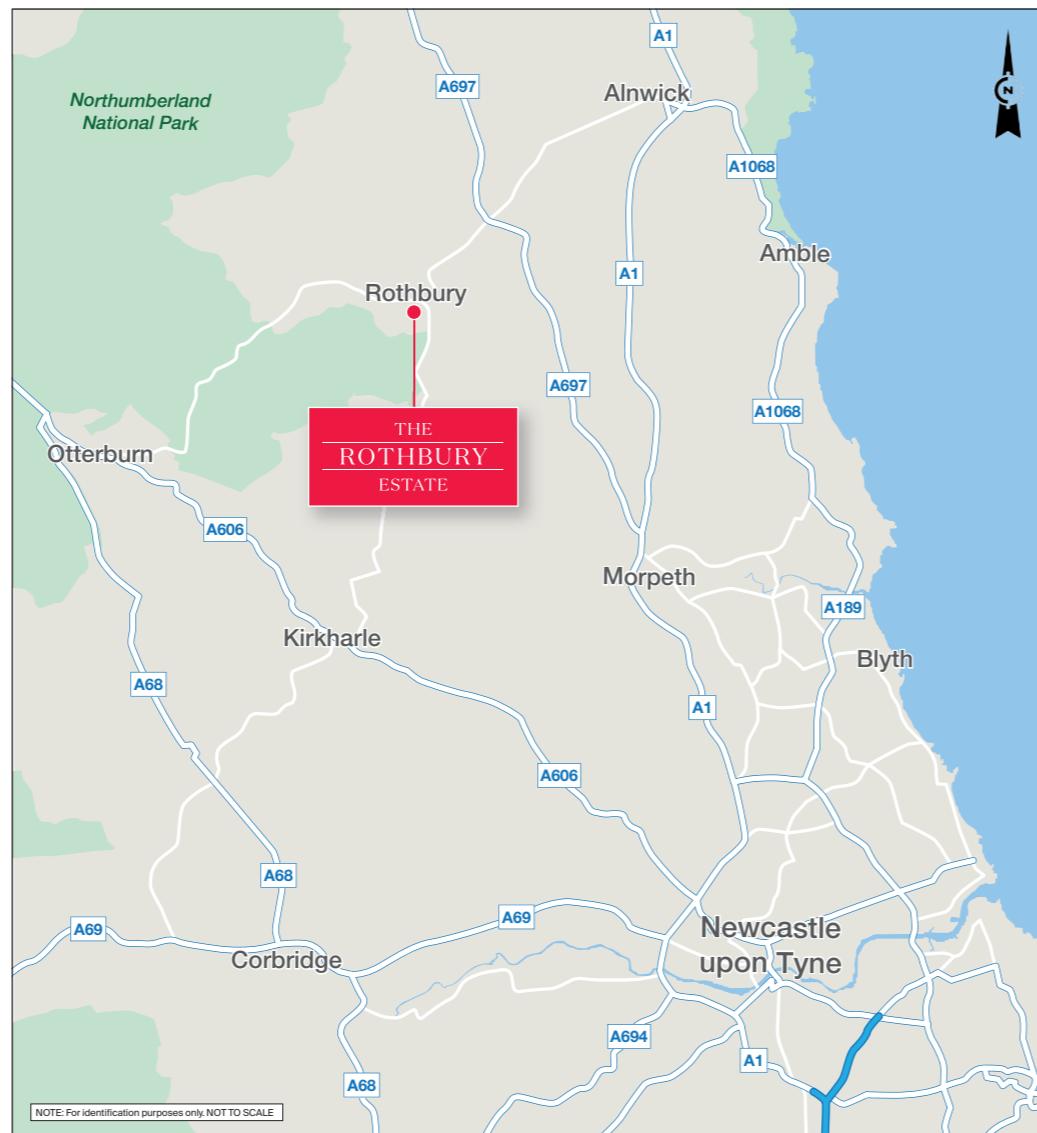
Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

EPC RATINGS

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agents.

INGOING VALUATION

The purchaser will be required to take over the livestock, machinery, fuels, crops in store etc at market value on the date of completion.



DATA ROOM ACCESS

There is further information available in a data room, which will be made available by the Vendor's agent to qualified parties.

WHAT 3 WORDS

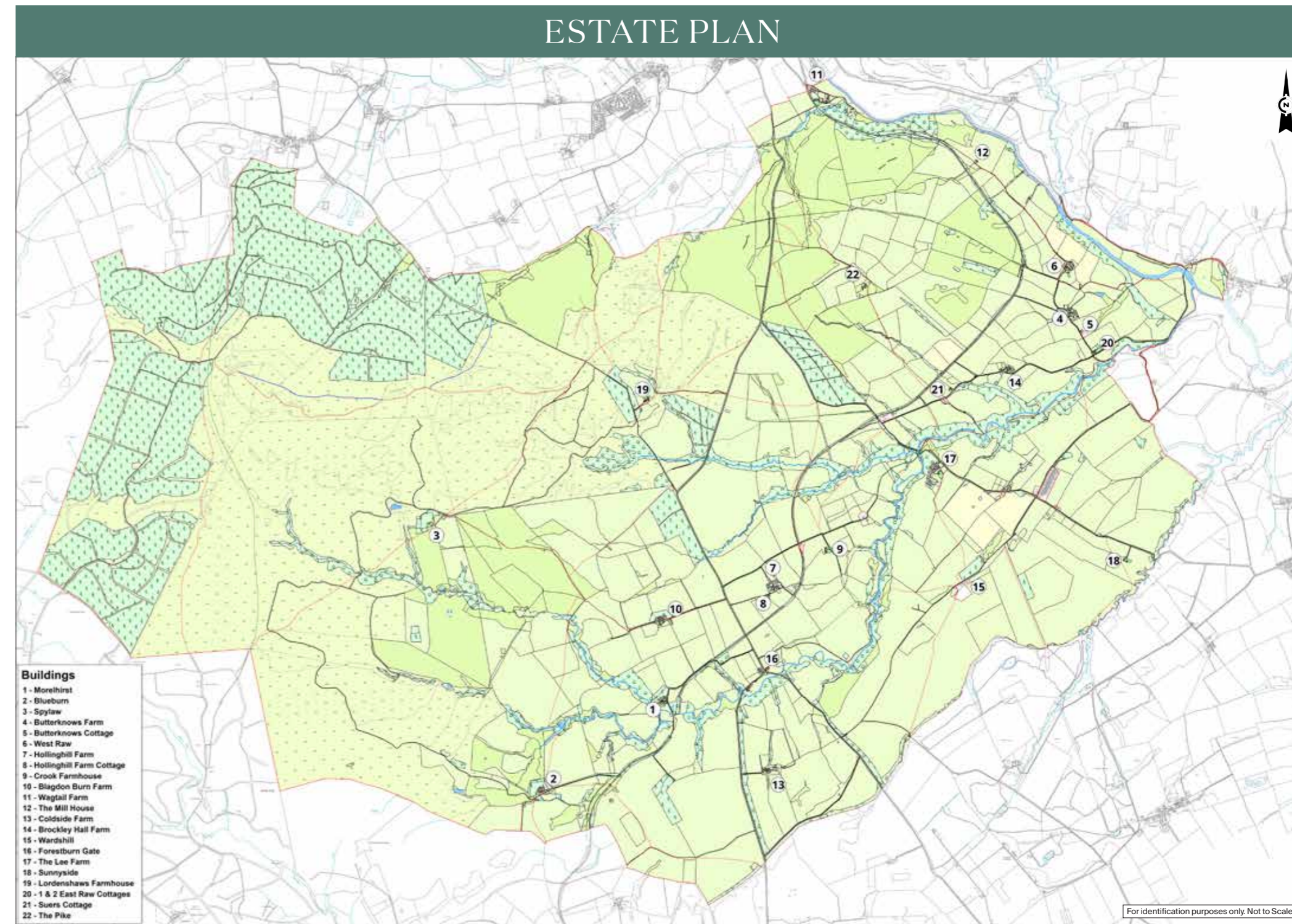
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VIEWINGS

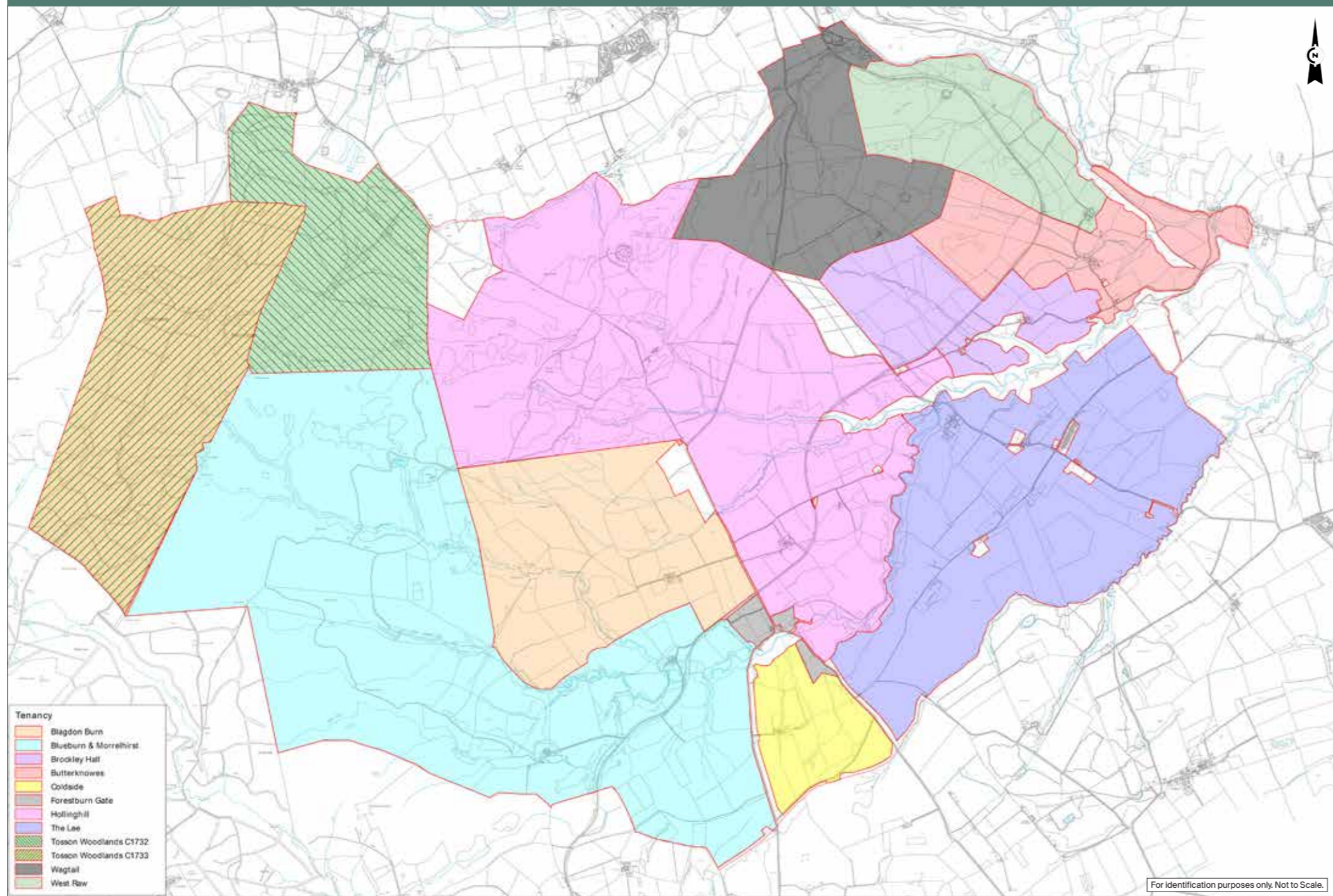
Strictly by prior appointment with Knight Frank.



ESTATE PLAN



TENANCY PLAN



Viewing strictly by appointment only. Please contact:

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