

# LETTING OF HETHPOOL AND FLEEHOPE FARMS

PRODUCTIVE UPLAND LIVESTOCK FARM TO LET BY TENDER AS A WHOLE OR AS SEPARATE FARMS

## WOOLER - NORTHUMBERLAND



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COLLEGE VALLEY ESTATES

## HETHPOOL AND FLEEHOPE FARMS NORTHUMBERLAND

Wooler - 7 miles | Alnwick - 25 miles | Edinburgh - 59 miles

**PRODUCTIVE UPLAND LIVESTOCK FARM TO LET BY TENDER  
AS A WHOLE OR AS SEPARATE FARMS**



The College Valley is a unique part of the Cheviot Hills which has been owned by College Valley Estates Ltd for over 60 years. The owner's instructions are to manage it with a long-term perspective in a way which balances the interests of ecology, landscape, education, the local residents and public access whilst earning for the owner an acceptable income.

Hethpool and Fleehope Farms make up an extensive and beautiful land parcel which might make an exciting and long-term opportunity for a skilful and dedicated upland farmer. The previous Tenant was born in the Valley and has farmed here with his wife for almost 4 decades and is now retiring after a notable career as a producer of quality stock.

The Directors are looking for a new Tenant or Tenants to work closely alongside the manager, Stephen Crees, to help meet the owner's aims and to contribute to the social environment of the Valley. The Directors want to ensure that any successful applicant has a business plan that is both sustainable and compatible with the owner's broader objectives, as well as being profitable for the Tenant. This means that besides competence and the right attitude, they will also have to demonstrate access to sufficient capital to underpin their business (in particular to purchase the ingoing sheep flock and Entitlements).



**Applicants must register their interest by 2nd July  
along with a completed pre-qualification questionnaire**

**Prospective applicants will be invited to an open day.**

These particulars provide a brief background of the letting.  
An information pack including the questionnaire is available upon request

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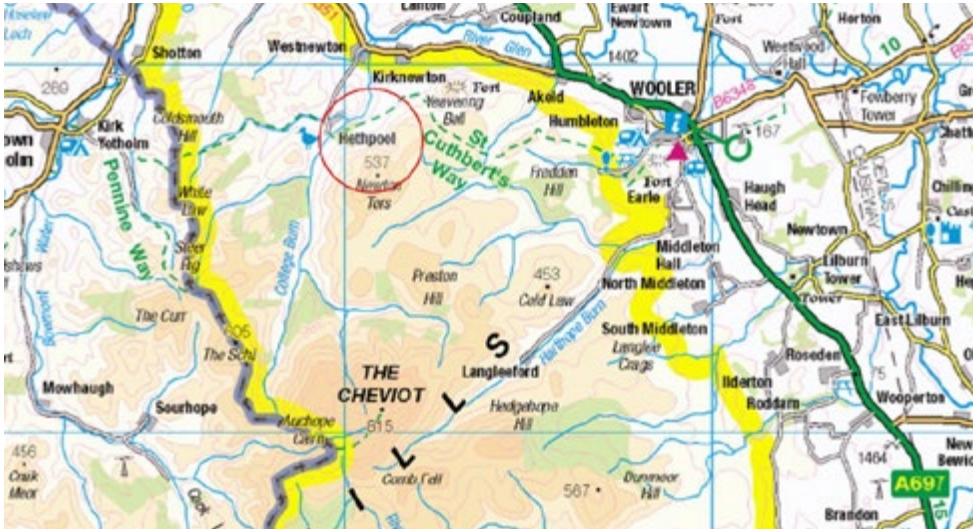
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# Tenancy Agreement and Condition of Tender



## Principle Heads of Terms are as follows:

1. Extending in total to 2,250 Ac (911 Ha) of grazing land
2. Hethpool Farm extends to 297 Ac of SDA and 630 Ac Moorland
3. Fleehope Farm extends to 146 Ac of SDA and 1177 Ac Moorland
4. The Tenancy at Hethpool Farm includes 4 bedroom farmhouse if required
5. 10 Year Farm Business Tenancy with break clause at year 5
6. Commencing on 11th November 2020
7. Rent payable monthly in arrears. 3 yearly rent reviews
8. Ingoing sheep stock at Hethpool Farm extends to a hefted flock of 885 North Country Hill Cheviots (Lairg Type) Ewes and 265 Ewe Hogs
9. Ingoing sheep stock at Fleehope Farm extends to a hefted flock of 450 Scottish Blackface Ewes (Lanark Type) and 145 Ewe Hogs
10. The incoming Tenant will be required to purchase the above livestock at market value to include heft and acclimatisation payments along with Basic Payment Scheme Entitlements
11. Additional ingoing valuation for any other stock and produce
12. The Landlord will enter in to a Environmental Stewardship agreement and retain all annual payments
13. Repairs are to put and keep in good tenantable repair and condition as per schedule of condition at commencement of agreement
14. Use — sheep grazing with cattle only permitted to graze in the summer months
15. Minerals, sporting and timber all reserved by the Landlord
16. All heather management to be Landlord's responsibility
17. Land not designated as SSSI or NVZ but does include several Scheduled Ancient Monuments which restrict operations
18. Viewing by invitation only
19. All tenders will need to demonstrate financial viability and evidence of experience including references
20. Landlord reserves the right not to accept the highest or indeed any offer
21. Tenant to be responsible for any Stamp Duty Land Tax payable
22. Shortlist of applicants to be invited to an interview
23. All inquires to be directed to Louis Fell, Brockthorpe Consultancy

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## IMPORTANT NOTICE

Brockthorpe Consultancy does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise: These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars are set out as a general outline only for the guidance for intending applicants and do not constitute an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to the let, interested parties must rely on their own enquiries. All statements do not constitute any warranty or representation by the Landlord or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the letting. All others are excluded regardless of their inclusion of any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information. In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.



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