



Burn Tongues Farm
Allendale
Hexham
NE47 9NR



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BURN TONGUES FARM

Allendale, Hexham, NE47 9NR

A rare opportunity to rent a well-equipped upland farm in the Allen Valley.

Livestock farm with an extensive range of modern farm buildings to include cubicle shed for up to 80 cows, two silage pits (with storage for up to approx. 2,500 tonnes) and grassland extending to 90.51 hectares (229.63 acres).

Available to let by informal tender on behalf of J E Henderson & Son on a Farm Business Tenancy for a term of 5 years.

Tenders to be submitted no later than 12 noon on Wednesday 19th March 2025.



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Situation

Burn Tongues Farm lies to the South of Hexham and West of the village of Allendale just off Common Bank on the Whitfield Road. The market town of Hexham is located 11.5 miles North East of the farm where there is a hub of rural businesses, a busy Livestock Auction and a Railway Station.

Description

The letting of Burn Tongues presents a rewarding opportunity to farm an established, very well maintained upland livestock farm.

Burn Tongues has historically carried up to 70 cows plus calves and up to 250 breeding ewes on the area included within the letting.

The land is relatively ring fenced, only to be divided by a small road.

The buildings provide a great base to accommodate cattle and sheep with part of the existing handling facilities being made available to the incomer.

Farm Buildings

The buildings available at Burn Tongues provide a range of opportunities for the successful applicant to house and run a cattle enterprise together with sheep. All of the buildings are serviced by a spring water supply and have a mains electricity connection. The buildings are restricted to housing cattle and sheep only and the applicants are required to clearly outline in their tender the proposed stocking.



Building Plan

Description and Measurements-

A - Roofed Silage Clamp/Lambing Shed - 32.48m x 12.38m

B - Silage Clamp - 33.5m x 13m

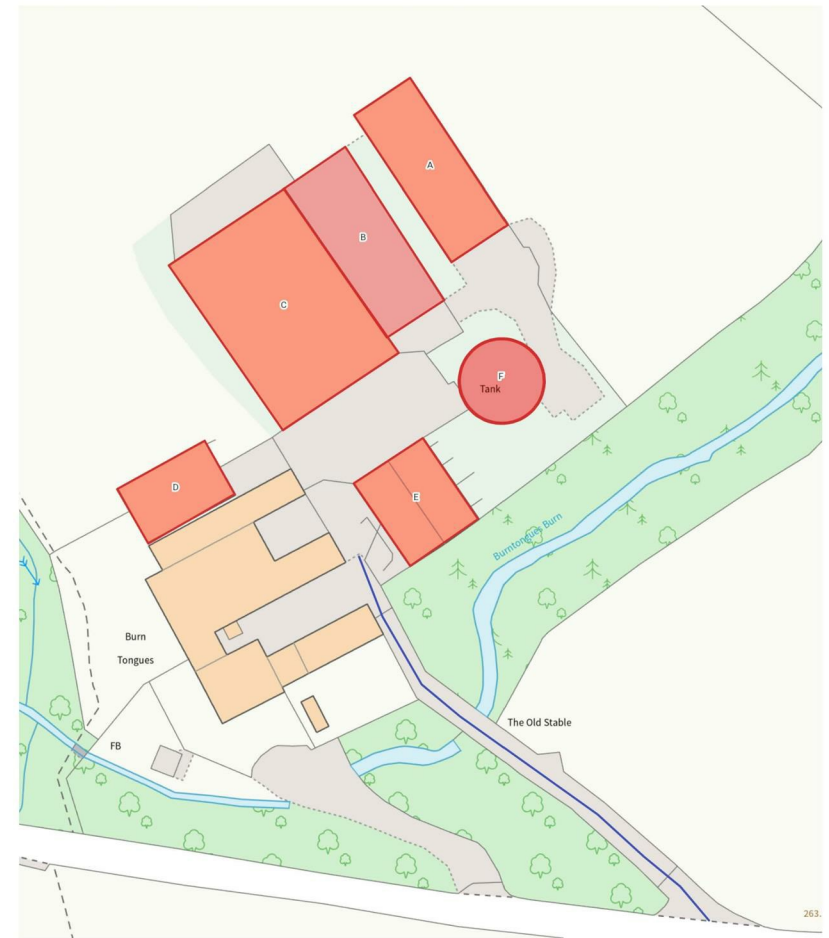
C - Cattle/Cubicle Shed - 36.94m x 25.4m

D - Straw Shed - 18.4m x 11.2m

E - Loose Boxes x2 - 18m x 15.2m

F - Slurry Store with Sufficient Storage for 6 months

Access in blue



Land

In total the agricultural land extends to 90.51 Hectares (229.63 acres). Note field 5549 (coloured blue on the plan) is to be excluded from the letting for the initial 12 months and then included thereafter. The soils are heavy clay and the land ranges from good quality improved meadow to rough grazing with approximately 70 acres suitable for mowing. The fields benefit from natural water courses and spring fed water troughs. Field boundaries are made up of hedgerows, fencing and drystone walls which are generally in a good stock proof condition.

A number of the meadows have been overseeded each year. The ingoing tenant would be responsible for overseeding no less than 10 acres per annum.



Field No.	Hectares	Acres	Description
9279	14.03	35.34	Pasture
2088	2.06	6.42	Meadow
1101	2.01	5.19	Meadow
1322	7.01	17.54	Pasture
2310	2.86	7.07	Pasture
2998	1.52	3.76	Pasture
3540	1.09	4.69	Pasture
4320	4.55	11.24	Pasture
4202	3.07	9.14	Pasture
5392	1.08	2.67	Pasture
6317	2.26	5.58	Meadow
8125	6.43	15.89	Meadow
7506	1.27	3.14	Pasture
7695	5.12	12.65	Pasture
0116	5.48	13.54	Pasture
1035	1.58	3.90	Meadow
1743	0.41	1.01	Meadow
0756	6.08	15.02	Meadow
8045	4.65	11.49	Meadow
5549	2.34	5.78	Pasture
7165	6.08	15.02	Pasture
4367	6.03	14.90	Pasture
2869	2.42	5.98	Pasture
0965	1.08	2.67	Meadow
TOTALS	90.51	229.63	



Repairs

The agreement will include normal repairing and insuring terms. These will be detailed in the Farm Business Tenancy agreement which is available for inspection on the viewing day or before if needed.

Rent

Rent will be payable monthly and in advance from the start date of the agreement. The rent will be reviewed every three years.

Insurance

The Landlord will insure the buildings and fixed equipment however the Tenant will be responsible for paying the annual premium when recharged from the Landlord. The Tenant will need to consider this annual cost as part of their rent tender.

Boundaries

The Landlord is in the process of replacing a number of field boundary fences, thereafter the repair/replacement responsibility will switch to the Tenant. Should a dispute arise neither the Landlord nor the Agent can be held liable for any inaccuracies or losses arising. The use of the holding is restricted to Agricultural only.

Landlord Rights

The rights to all timber, minerals and sporting are reserved for the benefit of the Landlord.

Enviromental Schemes

The land is subject to a Countryside Stewardship Mid-Tier and a Sustainable Farming Incentive agreement, these will remain in the Landlord's name, copies of each will be available on the day of viewing or before if requested. The scheme options are minimal and non restrictive to traditional farming practices.

Plans

All plans, schedules and measurements have been prepared as carefully as possible and are based on the Ordnance Survey plans. These plans are published for administrative purposes only and although they are believed to be correct, the accuracy cannot be guaranteed.

Viewings

Viewings are strictly by appointment only on the pre-arranged open day with the letting agent, GSC Grays. Please contact Tom Richardson, GSC Grays on 07776 290150, ter@gscgrays.co.uk for further information.

Dates for the viewing

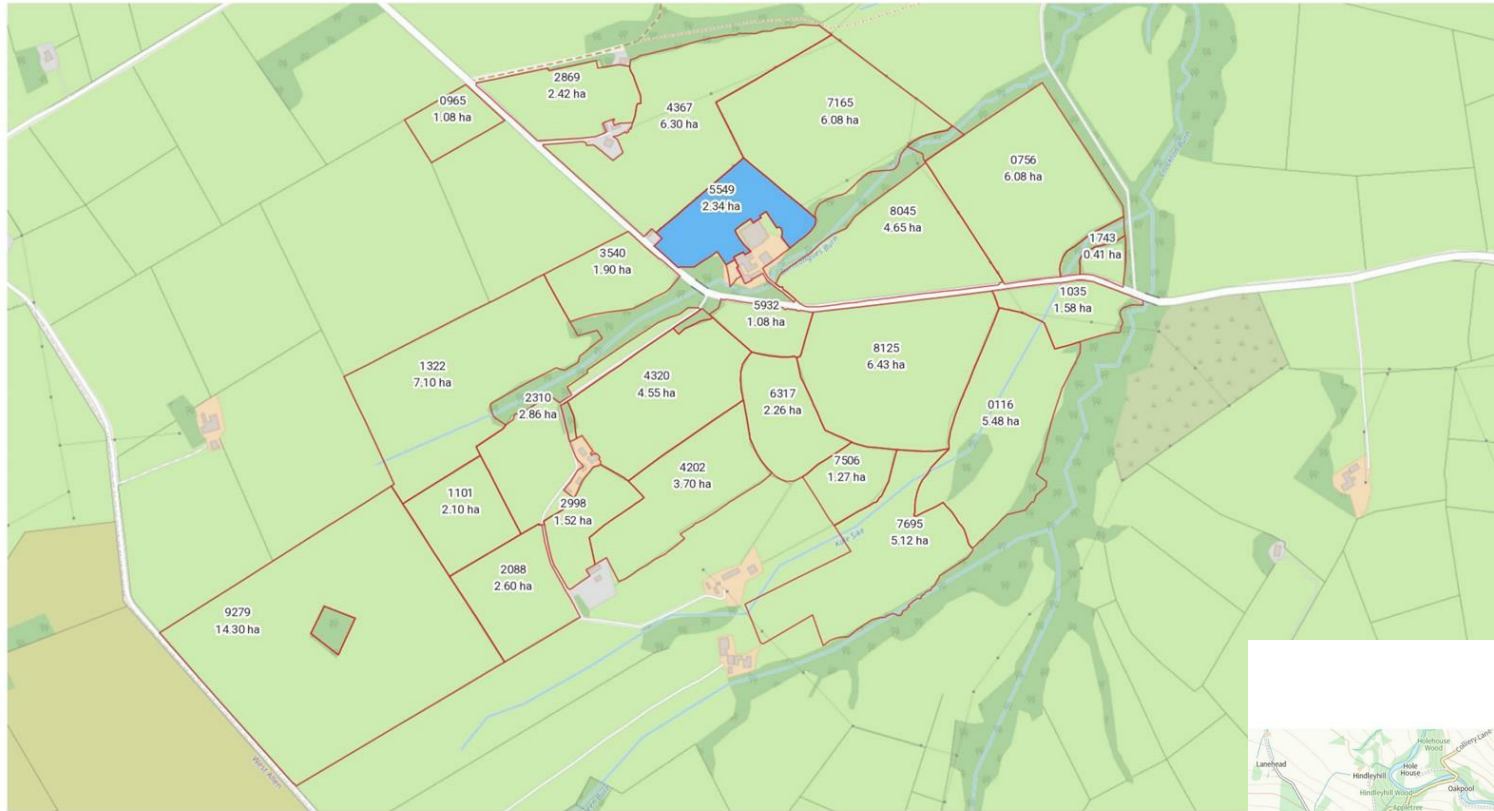
Between 10am and 2pm on Wednesday 5th March 2025. Please book to confirm your attendance.

Directions

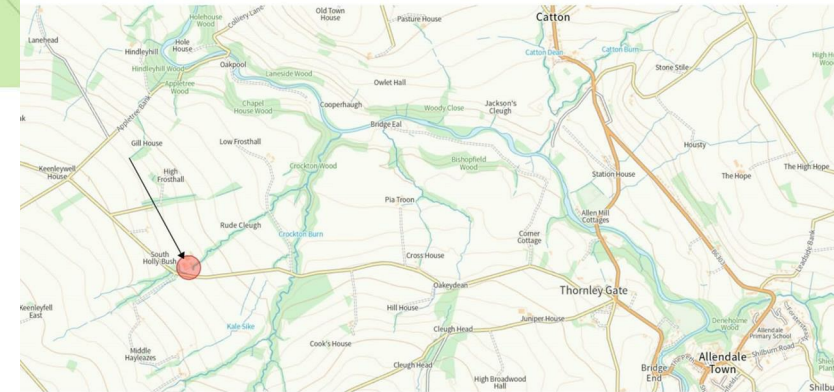
Further details and directions can be obtained from the letting agents office.

What3words:- [smothered.tabloid.empire](https://www.what3words.com/smothered.tabloid.empire)





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