



WEST MORRALEE FARM
HAYDON BRIDGE, HEXHAM, NORTHUMBERLAND, NE47 6DD



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YoungsRPS are delighted to bring West Morralee Farm to the market offering an exceptional opportunity to rent an excellent example of a productive, fully equipped, Northumberland holding, comprising approximately 212.08 acres (85.83 ha) of land with an array of modern and traditional buildings and a traditional Northumbrian principal farmhouse.

TO LET AS A WHOLE

- Comprising of a four-bedroom farmhouse, a range of traditional and modern agricultural buildings, and land extending to approximately 212.08 ac (85.83 ha), ranging from Grade 2 – 4.
- 4 Bedroom farmhouse.
- Accessible, well located and private.
- Available on Farm Business Tenancy (FBT) for an initial term of 10 years from 1st September 2026.
- To let as a whole by formal tender. Tenders to be submitted no later than 12 Noon Friday 14th August.

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 609000

hexham@youngsrps.com





DESCRIPTION

The letting of West Morralee Farm, presents a rare opportunity to acquire a tenancy over a productive and fully equipped mixed farm. Located between Bardon Mill and Haydon Bridge in the heart Northumberland's famed South Tyne Valley, West Morralee benefits from an accessible yet private location.

The property includes a four bedroomed well-presented farmhouse. There is large array of both modern and traditional buildings and that serve approximately 212.08 ac (85.83 ha) of productive agricultural land.

THE FARMHOUSE

West Morralee Farmhouse is constructed from traditional stone and is under a slate roof. The spacious farmhouse offers well-proportioned and versatile accommodation. The accommodation briefly comprises a utility/boot room, a well-equipped kitchen/dining room featuring an electric rangemaster that is sat in a large inglenook fireplace and two spacious reception rooms on the ground floor, both of which have character in abundance. The rooms on the first floor include four double bedrooms and one bathroom.

Externally, the farmhouse is complemented by a lawned garden to the south and a patio to the north.

THE STEADING

The farmstead at West Morralee benefits from an array of modern and traditional buildings. The traditional buildings are of stone construction and in the main are under slate roofs. Currently they are in the main used for general storage and informal livestock housing and/or handling.

The modern buildings provide excellent livestock housing facilities. The main cattle shed, comprises a series of connected steel framed buildings with cubicles and stock handling facilities, which sits on a concrete floor. In addition, there is another modern steel framed building, which is an ideal livestock building and would readily suit any such operation. Further buildings include an array of timber framed buildings that provide additional housing and storage opportunities.

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

THE LAND

West Morralelee Farm extends to approximately 227.66 acres (92.13 hectares), comprising predominantly productive agricultural land, alongside a portion 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. The majority, of the remaining land is Grade 3 and is productive grazing 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:

- 85.79 acres (34.72 ha) of highly productive grassland, suitable for both mowing and grazing, with some parcels capable of arable cropping
- 43.42 acres (17.57 ha) of permanent pasture
- 80.91 acres (32.74 ha) of upland grazing
- The remainder consisting of river frontage, bankside amenity land, and the farm steading

The land ranges in elevation from approximately 77 metres to 215 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.

The land benefits from excellent internal access through the holding.

LOCATION

West Morralelee Farm is situated in the county of Northumberland. The village of Haydon Bridge is approximately 4 miles (driving) to the East, which offers an array of services, including schooling and a doctor's surgery.





Equally, the market town of Hexham lies 11 miles east of the property whilst the town of Haltwhistle lies 7 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 1.2 miles northwest of the land, providing excellent road links such as the M6 and the A1. The A69 further connects the property with the major cities of the North of England, such as Newcastle Upon Tyne, which lies approximately 32 miles to the east whereas Carlisle lies approximately 30 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

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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 a further 0.3 miles, turning left signposted 'Allen Banks and Steward Gorge' after crossing under the railway bridge. Follow this road for a further 0.8 miles before turning left to cross back over the railway line, arriving at the property.

GENERAL REMARKS & STIPULATIONS

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

These will all be reserved for the benefit of the Landlord or a third party.

RATES AND ENERGY PERFORMANCE CERTIFICATE (EPC)

For Council Tax purposes, the Farmhouse is classified under Band F.

Farmhouse EPC TBC.

SERVICES

The farmhouse benefits from a mains water supply and mains electric, as well as benefiting from an oil-fired central heating system and drainage to a septic tank.

The agricultural buildings are serviced by a private water supply and mains electric. The land is serviced by a private trough supply.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The holding is let subject to and with the benefit of all rights of water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable to any competent authority pursuant or statute.

ENVIRONMENTAL SCHEMES

The land is not currently subject to any environmental stewardship schemes.

The successful applicant may wish to apply to enter into further stewardship schemes once they are in occupation. Any environmental schemes on the farm must receive prior written consent from the Landlord, which will not be unreasonably withheld.

TENANCY AGREEMENT

The successful applicant will be required to enter a Farm Business Tenancy which will be available from September 2026. An early entry permitted subject to terms may be agreed.

The principal terms of the FBT will be as follows:

1. Term – 10 years with a break clause in the 5th year.
2. Rent – half-yearly in advance and will be reviewed every three years.
3. Permitted Use – The use of the holding is restricted to agricultural use only, although consideration may be given to diversified activities, subject to Landlord's consent. There shall be an absolute covenant prohibiting assignment or sub-letting on the whole or any part of the farm.
4. Residency – The Tenant will be required to reside in the Farmhouse.
5. Repairs – The Landlord will be responsible for roof and structural repairs to all buildings. The Tenant will be responsible for all other repairs/maintenance.
6. Insurance – The Landlord will insure the buildings and fixtures, but the Tenant will be responsible for all other insurances.





TENDERS

Applicants intending to make an offer are advised to inspect the property thoroughly and to take all relevant factors into account before submitting a formal offer. Tender Form available upon request. Tenders should be submitted by no later than 12 noon on Friday 14th August 2026 and should be emailed to justin.coan@youngsrps.com or will.jeffels@youngsrps.com

Alternatively, tenders can be sent in an envelope marked:
"West Morrale Farm – Private and Confidential" addressed to:
YoungsRPS
Priestpople
Hexham
Northumberland
NE46 1PS

The Landlord is not bound to accept the highest or indeed any offer.

INFORMATION PACK

A more detailed Information Pack containing further plans, schedules, a draft Tenancy Agreement and a Tender Form will be available to potential applicants upon request

ANTI MONEY LAUNDERING REGULATIONS

The successful applicant will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the applicants' passport, together with a copy of the applicants' driving licence or a recent utility bill as proof of residence. Particulars prepared: June 2026 Photographs taken: April 2026

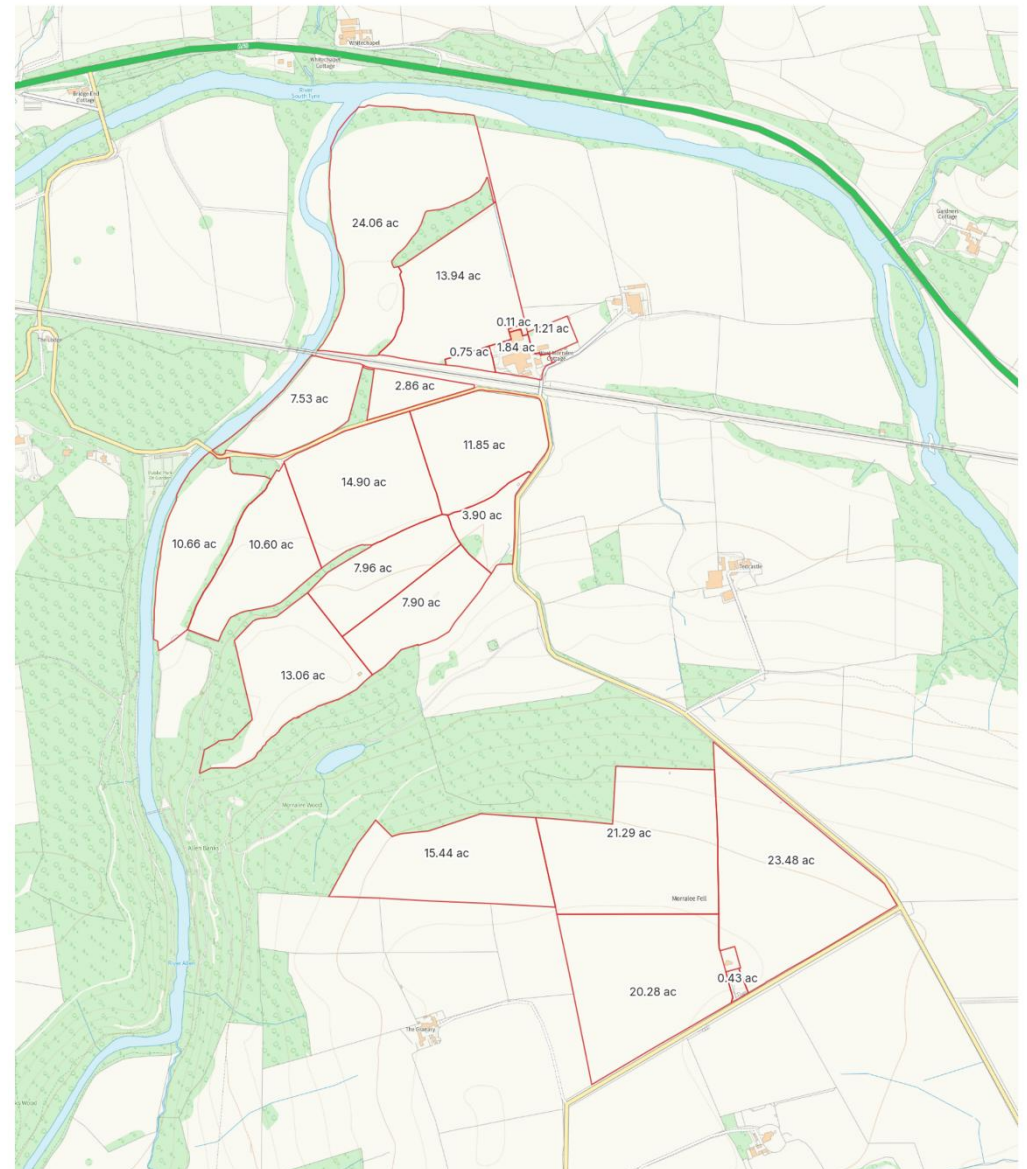
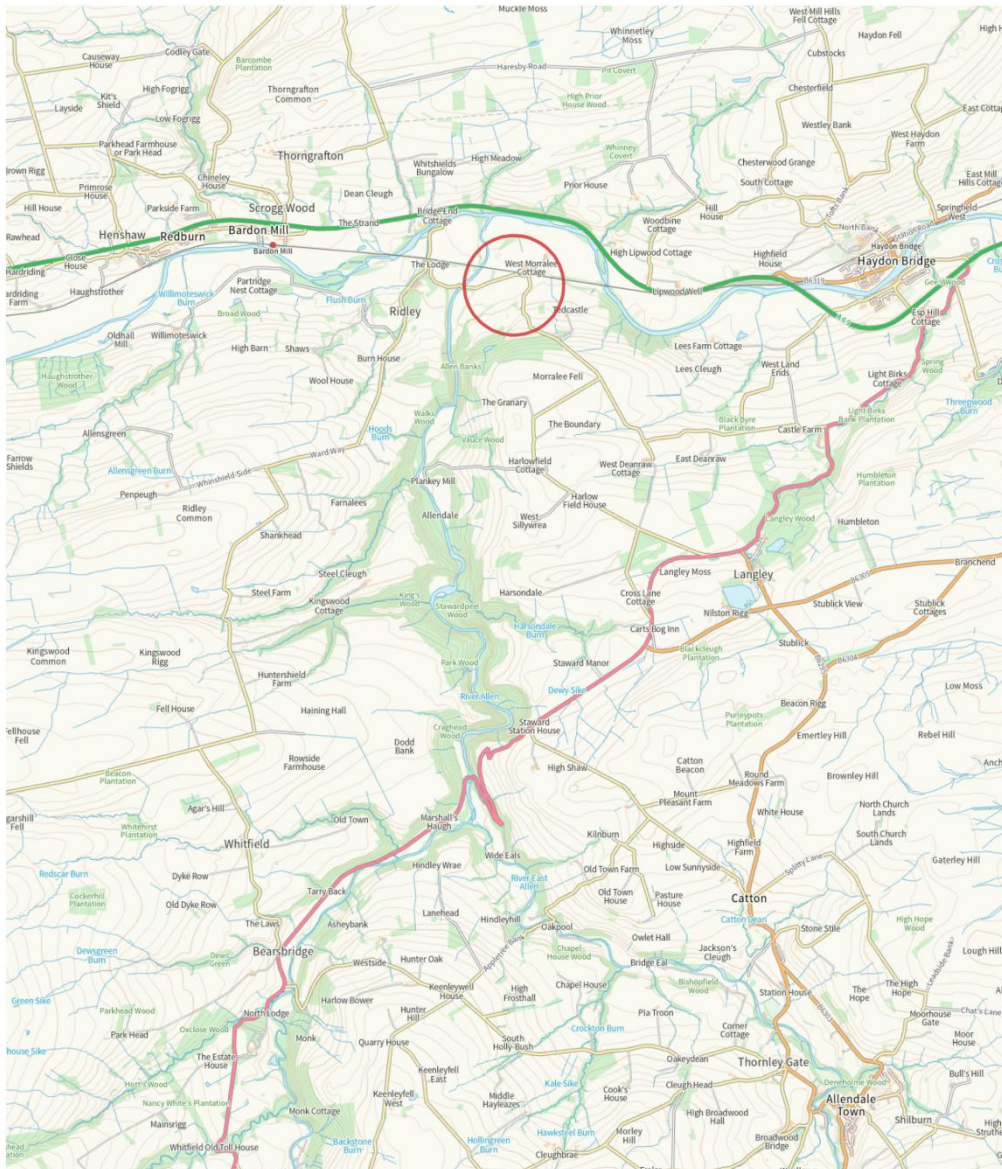
VIEWINGS

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980, justin.coan@youngsrps.com or will.jeffels@youngsrps.com.

The viewing day will be the **13th of July 2026**. To schedule a viewing and to register your interest, please contact youngsRPS Hexham Office 01434 608980 or email justin.coan@youngsrps.com or will.jeffels@youngsrps.com

Particulars prepared: June 2026
Photographs taken: June 2026





www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.