



DUMBLAR RIGG FARM, BRAMPTON,
CUMBRIA, CA8 7AZ



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youngsrps are delighted to offer Dumblar Rigg Farm, to Let subject to a Farm Business Tenancy on behalf of the Defence Infrastructure Organisation.

A great example of an equipped and productive upland livestock farm, letting with a traditional farmhouse, a range of traditional and modern agricultural buildings extending to approximately 447.74 ac (181.19 ha). Accessible and located on the Cumberland/Northumberland Border.

Available as a whole

- Comprising of a four-bedroom farmhouse, an equipped steading and approximately 447.74 ac (181.19 ha).
- Available on Farm Business Tenancy (FBT) for an initial term of 10 years from 17th September 2026.
- To be let as a whole by informal tender. Tenders to be submitted no later than 12 noon 7th August 2026.

GET IN TOUCH

youngsrps, Hexham Mart, Hexham, NE46 3SG

01434 609000

hexham@youngsrps.com





DESCRIPTION

The Letting of Dumblar Rigg Farm presents an opportunity for a successful applicant to secure a Farm Business Tenancy on a well-established upland livestock farm.

The property is a rare example of a fully equipped productive upland farm, the type of which rarely comes to the rental market. The landlord, being the Secretary of State for Defence, seeks a tenant who will work within their well established and workable parameters, who in turn is offered an excellent opportunity to take on a ring fenced, well-equipped holding and to establish/expand their own farming enterprise.

The farm currently carries up to approximately 220 ewes and their followers, being a mix of Texel x and Swales. The nature and scale of the farm does suggest it could carry more stock including cattle. The current operation sees Swales ewes bred pure but also historically they've been crossed to breed a "Texdale", with these then crossed with the Texel again. The consequence being the 7/8 texels which are currently on the holding and ran as closed flock as a result. The stock currently on the land are a testament to its capabilities with Texel cross ewes carried with ease.

LOCATION

Dumblar Rigg lies in the Irthing Valley and 3.5 miles to the North West of Gilsland. The village of Brampton lies approximately 12 miles to the southwest whilst the town of Haltwhistle is approximately 9 miles to the southeast.

In terms of connectivity, the A69 provides excellent access to the county and the local towns and villages including Carlisle and Hexham which are approximately 23 and 24 miles to the West and East respectively.

In terms of amenities, Gilsland has a village store and post office, a pub and primary school. Wider local and national stores are available at both Haltwhistle and Brampton, with further hostleries, as well as professional, educational and medical services.

There is public transport in the form of a bus route from Gilsland, whilst there are train stations at both Haltwhistle and Brampton.

MILITARY TRAINING

The whole farm is within the RAF site at Spadeadam, with the landlord being the Secretary of State for Defence. The land and property subject to the Tenancy is used for low flying, tactical airborne training and the training of ground troops.

There are facilities located on RAF Spadeadam which do generate frequent explosive noises which can be heard from Dumblar Rigg. The successful applicant will be required to work with the military and its contractors whilst accommodating a fluid training programme in their day-to-day farming activities.

VIEWINGS

Due to the nature of the holding as a military training establishment, viewings will take place strictly by appointment via the agents. Any party found viewing without an appointment will not be considered for the tenancy.

The viewing days will be the **20th and/or 23rd of July 2026**.

To schedule a viewing and to register your interest, please contact youngsrps Hexham Mart Office 01434 609000 or email harry.morshead@youngsrps.com or will.jeffels@youngsrps.com

FARMHOUSE

The Farmhouse is built from traditional stone under a slate roof. It benefits from fabulous southerly views over the farm and beyond.

The farmhouse offers generous and versatile living space throughout.

On the ground floor the accommodation briefly comprises of a full fitted kitchen, a breakfast room which is the hub of the farmhouse with a wood burning stove within two well sized reception rooms, a porch and pantry.

On the first floor there are four bedrooms, and a family bathroom.

Externally there is a lawned garden to the front and side of the farmhouse, with the main access being to the rear, where there is ample parking, with the well-maintained traditional buildings providing a courtyard to the dwelling.

The farmhouse is double glazed throughout; it benefits further from an oil-fired central heating system.

THE STEADING

The steading sits centrally to the holding and is well served by both traditional buildings and modern buildings. The traditional buildings adjacent to the farmhouse have been well maintained, with their condition testament to their historic use as the hub of a commercial catering enterprise. The nature of the buildings suggest other diversified uses could continue (subject to consents where appropriate) or alternatively they would make an ideal office space and/or storage facilities. The remaining traditional buildings offer scope for stabling, workshops and more general agricultural storage.



Attached to the traditional buildings are a series of timber pole framed barns, which are ideal for storage.

There are two steel framed agricultural buildings, one of which is standalone, with the other being a lean to, attached to a traditional building. They are both well sized and accessible.

Within the steading there is a useful and large set of sheep pens.

LAND

The land extends in total to approximately 447.74 ac (181.19 ha). Historically there has been approximately 28 acres cut for silage/hay, with the remainder being grazing and hill land.

In the main the pasture/meadow land can be found to the south, east and west of the steading.

To the north of the property lies an expansive and useful block of hill land running to the boundary of the surrounding forestry offering scope for both extensive grazing and/or environmental schemes-

The farm ranges from a low of 207m above sea level to a high of 260m. There are small areas of woodland across the holding, as well as ravines and gulleys, which provide excellent shelter.

Dumbar Rigg is considered to be ready to farm from the outset, with all the historic and current investments ready to be capitalised upon immediately, as such it represents an ideal and scarce opportunity.

ENVIRONMENTAL SCHEMES

The land is currently managed under an Entry Level plus Higher-Level Stewardship agreement until 31/01/2028. The scheme currently generates approximately £18,271.35 per annum. The outgoing tenant has made the 2026 claim, and any monies received will be apportioned from the start date of the tenancy to end of the scheme year.

The stewardship agreement will be transferred to the ingoing tenant at an agreed time.

There will be no Basic Payment Scheme entitlements, or any residual delinked

payments included within the letting.

DIRECTIONS

From Gilsland, signposted from the A69 and/or the B6318 (Military Road), travel for approximately 4 miles the north west, heading for Spadeadam. Before the entrance to RAF Spadeadam and its guardroom bear left and follow the track around the boundary of the camp, through the woodland, all the way to the farm.

DESIGNATIONS

The land at Dumbar Rigg Farm is designated within a Less Favoured Area, with part of the farm falling under moorland within a severely disadvantaged area and part falling within the severely disadvantaged area (upland).

SPORTING, MINERAL AND TIMBER RIGHTS

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

SERVICES

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

The agricultural buildings are serviced by the same private water supply and mains electric.

ENERGY PERFORMANCE CERTIFICATE

The farmhouse has an Energy Performance Rating of E.

COUNCIL TAX BAND

The farmhouse has a Council Tax Band of A.

INGOING/HOLDOVER

The successful tenant will be required to purchase the sheep flock of approximately 200 ewes (and no more), of which there are approximately 60 texels and 140 swales, in regular ages, plus 40 replacement ewe hogs. The sheep flock are not hefted and the requirement is that they are purchased by the ingoing tenant but there is no requirement for them to remain on the holding thereafter.

The valuation of the sheep will take place on the **26th August 2026** at the farm. Present will be a valuer instructed by the outgoing tenant, a valuer of the ingoing tenant and a “thirdsman” mutually agreed.

Given the unusual timelines, there are various points to note:

- 1) The successful ingoing tenant will be told of their success in good time to prepare for the valuation, however all interested parties are encouraged to note the date and forewarn their preferred potential valuers.
- 2) There will be a separate sheep count on the **16th of September 2026** in readiness for the commencement of the tenancy on the 17th. It is advised (but not a requirement) that the outgoing and ingoing tenants agree to have an independent counter.
- 3) The stock will be valued on £/per head basis and according to their ages, so any deaths etc. will be taken account of in the final settlement figure which will only be finalised after the sheep count.
- 4) Both parties are to pay their own costs in relation to the valuation and any sheep count.

Payment for the sheep will be required to be made to the outgoing tenant on the **17th of September 2026** and will be subject to the final sheep count.

EASEMENTS, WAYLEAVES AND THIRD-PARTY RIGHTS

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.

There is a public footpath that runs through the farm.

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.





TENANCY AGREEMENT

The successful applicant will be required to enter a Farm Business Tenancy as provided by the SoS. The farm will be available from **17th September 2026**. The principal terms of the FBT will be as follows:

1. Term – 10 years with a break clause every three years.
2. Rent – Payable half yearly in advance on 17th September and 17th March. The rent will be reviewed every three years.
3. Residency – The Tenant will be required to reside in the Farmhouse.
4. Repairs – A schedule of repairing liabilities is available on request (within Tender pack).
5. Insurance – The Tenant will be responsible for all 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. Access to the farmhouse will not be permitted on the viewing day. However, the shortlisted will be invited to view the farmhouse, with house viewings on the day of the interviews.

Tender Forms are available upon request. They should be submitted by no later than 12 noon on **7th August 2026** and should be emailed to harry.morshead@youngsrps.com or will.jeffels@youngsrps.com. Alternatively, tenders can be sent in an envelope marked:

“Dumblar Rigg Farm – Private and Confidential” addressed to:
youngsrps
Priestpottle
Hexham
Northumberland
NE46 1PS

Interviews for prospective applicants will be held at Spadeadam Training Camp and applicants are forewarned that interviews will be scheduled for the week commencing **7th August 2026**.

The SoS reserves the right not to accept the highest or indeed any of the tenders submitted. Tenders submitted on an escalating basis will not be considered.

INFORMATION PACK

A more detailed Information Pack containing further plans, schedules, a draft Tenancy Agreement, details of the Stewardship Scheme 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 Purchasers' passport, together with a copy of the Purchasers' driving licence or a recent utility bill as proof of residence.

CONTACT

Harry Morshead harry.morshead@youngsrps.com

Will Jeffels will.jeffels@youngsrps.com

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WHAT3WORDS

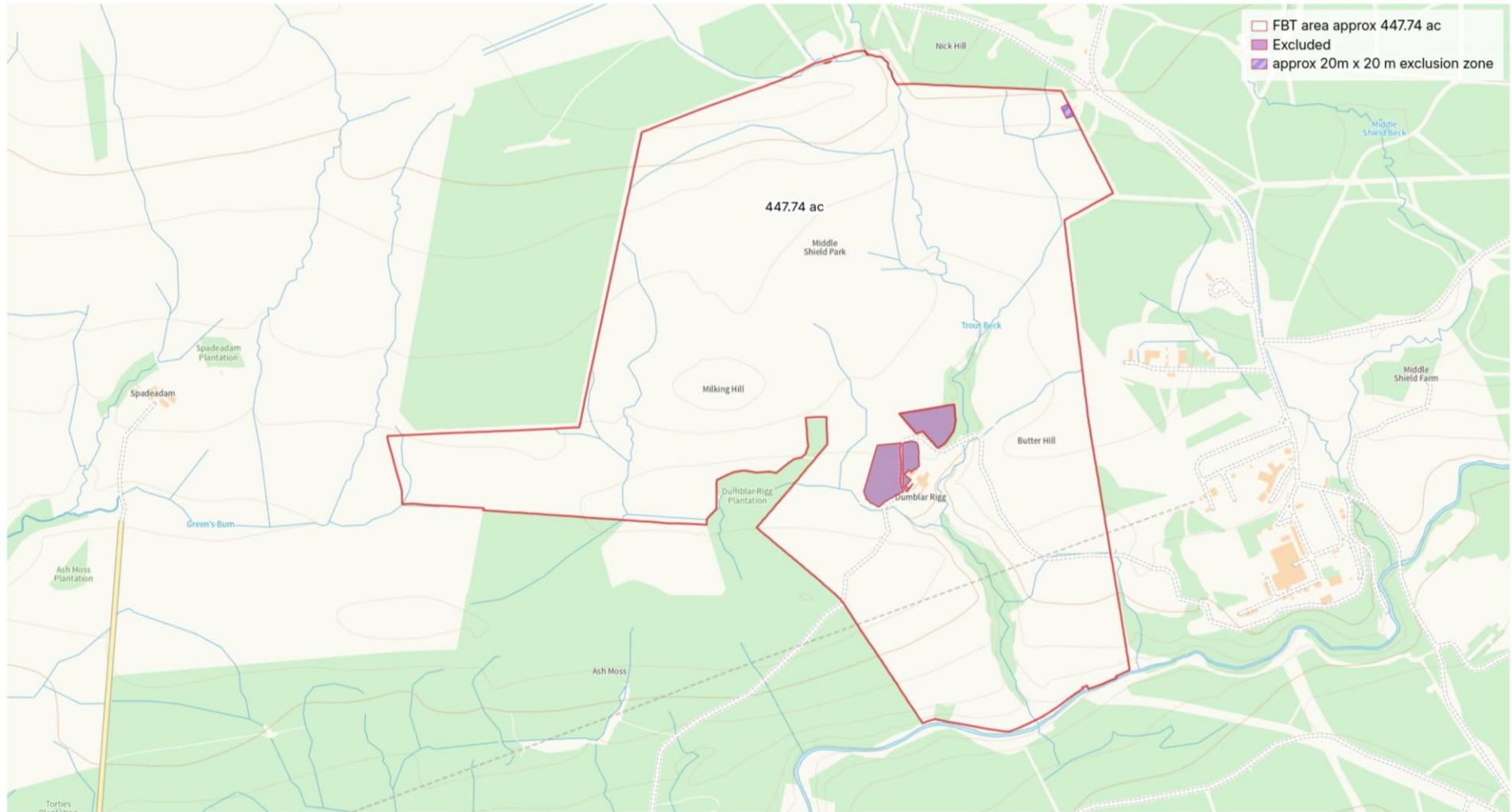
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Particulars prepared: June 2026

Photographs taken: June 2026







www.youngsrps.com
Hexham Mart 01434 609000



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