



Priorsdale

ALSTON, CUMBRIA



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Spectacular one day's driven grouse moor and
in hand upland sheep farm in the North Pennines

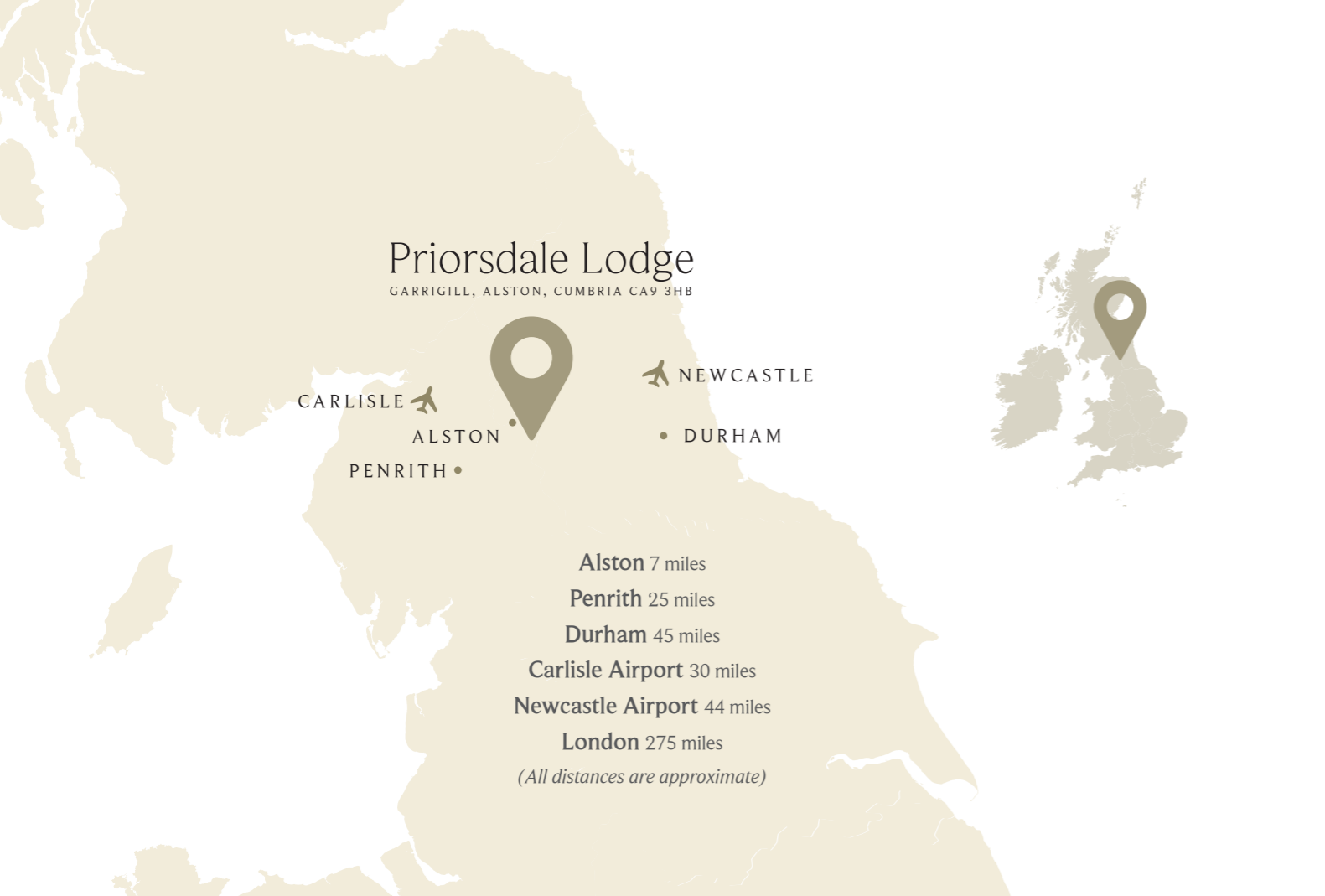
10 year average 665 brace | 5 year average 569 brace

Extending to circa 4,215 acres (1,705 ha)

Option for a 10 year Sporting Lease of adjoining Sallygrain

10 year average 622 brace | 5 year average 601.5 brace

Extending to circa 2,114 acres (856 hectares)



Priorsdale Lodge

GARRIGILL, ALSTON, CUMBRIA CA9 3HB

CARLISLE

ALSTON

PENRITH

NEWCASTLE

DURHAM

Alston 7 miles

Penrith 25 miles

Durham 45 miles

Carlisle Airport 30 miles

Newcastle Airport 44 miles

London 275 miles

(All distances are approximate)

Joint Selling Agents

CKD
PROPERTY
ADVISERS

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London
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E. jpk@ckd.co.uk

Greens
CHARTERED SURVEYORS
RURAL PROPERTY CONSULTANTS

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Gloucestershire GL12 7QA

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E. sebastian@greens-cs.com

Sellers Solicitor

**OGLETHORPE
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Oglethorpe, Sturton & Gillibrand
16 Castle Park
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E. martin.gillibrand@osg.co.uk



Estate Summary

Spectacular one day's driven grouse moor and in hand upland sheep farm

10 year average 665 brace | 5 year average 569 brace

Seven grouse drives

Sporting low ground/mixed species shoot

Priorsdale Lodge with planning permission for a
9 bedroom Shooting Lodge with ancillary housekeeping accommodation

Ashgill Farmhouse

Ashgill Farm Cottage

Extending to approximately 4,215 acres (1,705 hectares) in total made up of

3,651 acres freehold land, 256 acres leased sporting rights

130 acres freehold woodland, 175 acres driving rights

3 acres freehold sporting rights

Option for a 10 year sporting lease over Sallygrain, Co Durham

10 year average 622 brace | 5 year average 601.5 brace

Extending to 2,144 acres (856 hectares)

(All areas are approximate)



The Estate

Priorsdale Moor currently forms part of the larger Weardale Estate and sits high in the North Pennines in Cumbria on the Co. Durham border. It is surrounded by managed grouse moors and the Estate has established a reputation for providing some of the most challenging driven grouse in the UK.



The Grouse Moor

Priorsdale Moor extends to approximately 4,215 acres and provides one day's driven grouse shooting. There are five rows of butts, some of which are return drives. There are currently seven drives in total. The butts are a mixture of traditional stone butts (some sunken) and butts incorporated into stone walls. There is a well-maintained network of internal tracks providing excellent access for shoot days as well as for keeping/farming activities. There is also plastic matting laid to the Sourmilk grouse butts facilitating argocat access direct to the butts. Neighbouring Moors include Weardale Estate, Garrigill Estate and Burnhope.

There is one beat keeper on the Moor who currently lives in Priorsdale Lodge.

Year	Grouse Bags (brace)
2020	808
2019	408
2018	0
2017	815.5
2016	816.5
2015	263
2014	1126.5
2013	445
2012	1046.5
2011	926
Total	6655
10-Year-Average	665
5-Year-Average	569



Woodland

There is approximately 130 acres of woodland much of which has been planted with native tree species in the past 10 to 15 years. There is some mature broadleaf woodland near Ashgill Farm which includes the impressive Ashgill waterfall. Some former commercial forestry ground has been successfully restored to heather moorland. It was the restoration of this heather moorland from commercial forestry that resulted in the owner of the Estate winning the coveted Purdey Award for Game and Conservation in 2012.

Low ground Shoot

There is a sporting low ground shoot with considerable potential. An abundance of wild game provides the opportunity for 'mixed species' days; these are proving to be increasingly popular in recent years. There is a well-established black grouse lek near Priorsdale Lodge.



The Farm

Priorsdale and Ashgill Farms are farmed in hand and extends to approximately 3,651 acres. This has enabled the Estate to manage the grazing and moorland habitat to compliment the sporting interests. There is no Common land or third-party grazing rights. The Farm is managed by a Farm Manager, who lives in Ashgill Farm Cottage. At present the farm supports a mainly Swaledale hill flock of approximately 1,400 ewes and 500 hogs. Most of the stock are removed from the Moor over winter months and are either housed in livestock buildings on the farm, on in-bye ground or away wintered. There is a good range of well-maintained modern and traditional farm buildings at Ashgill Farm with water provided from a spring supply. The farm benefits considerably from farm agri-environmental grants and schemes.



Natural Capital

Natural Capital is defined as the world's stocks of natural assets which include geology, soil, air, water and all living things. Humans derive a wide range of services, often called ecosystems services from this Natural Capital, to make life possible. The most obvious ecosystem services include the food and water. Other less visible ecosystem services include carbon storage in peatlands, tree planting and flood mitigation. In light of the Government's recently published 25 year Environment Plan, there are potential opportunities to further enhance the natural capital assets on the property.



Residential

Priorsdale Lodge

Approximately 183.3sqm (1972.6 sqft)

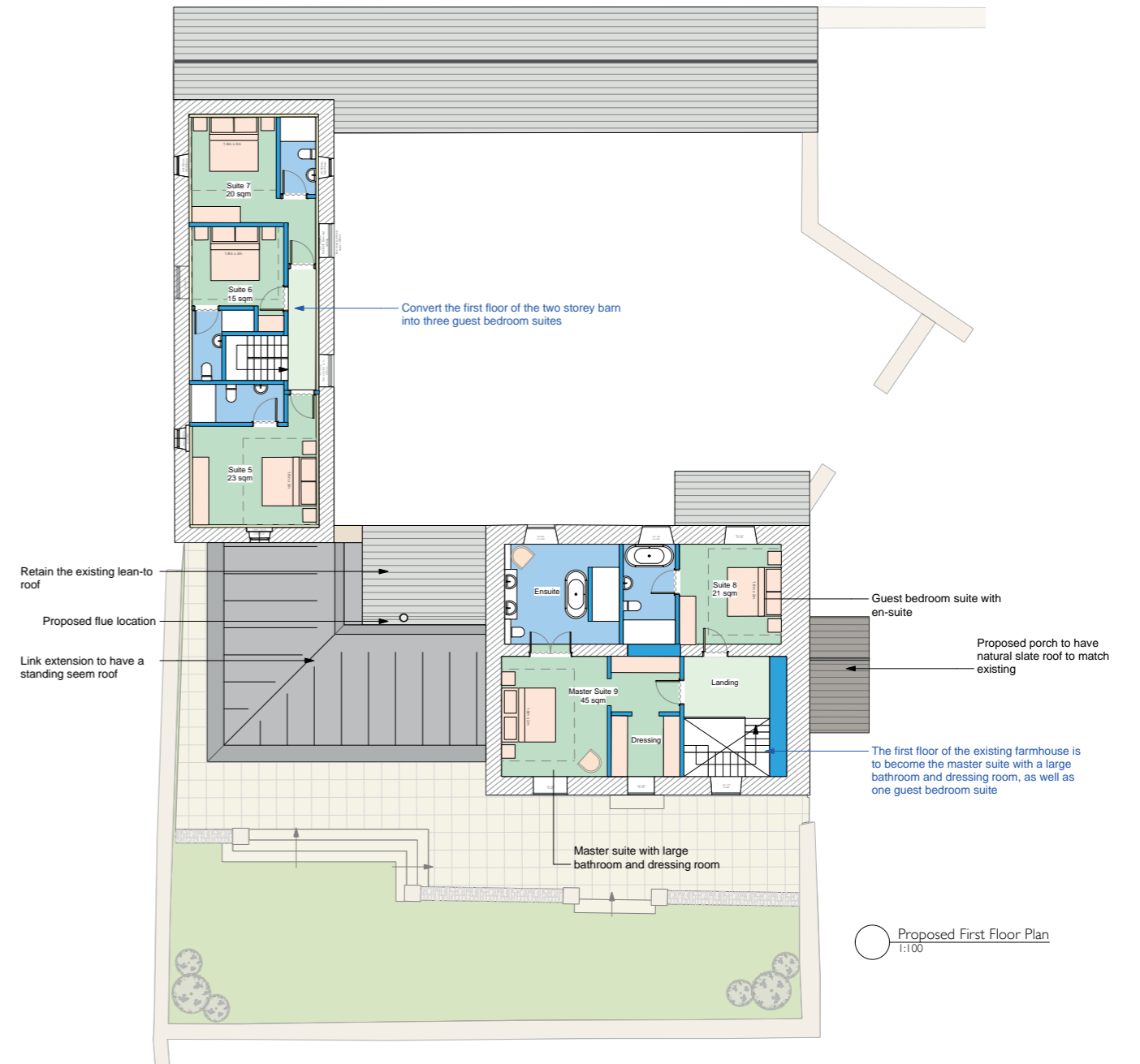
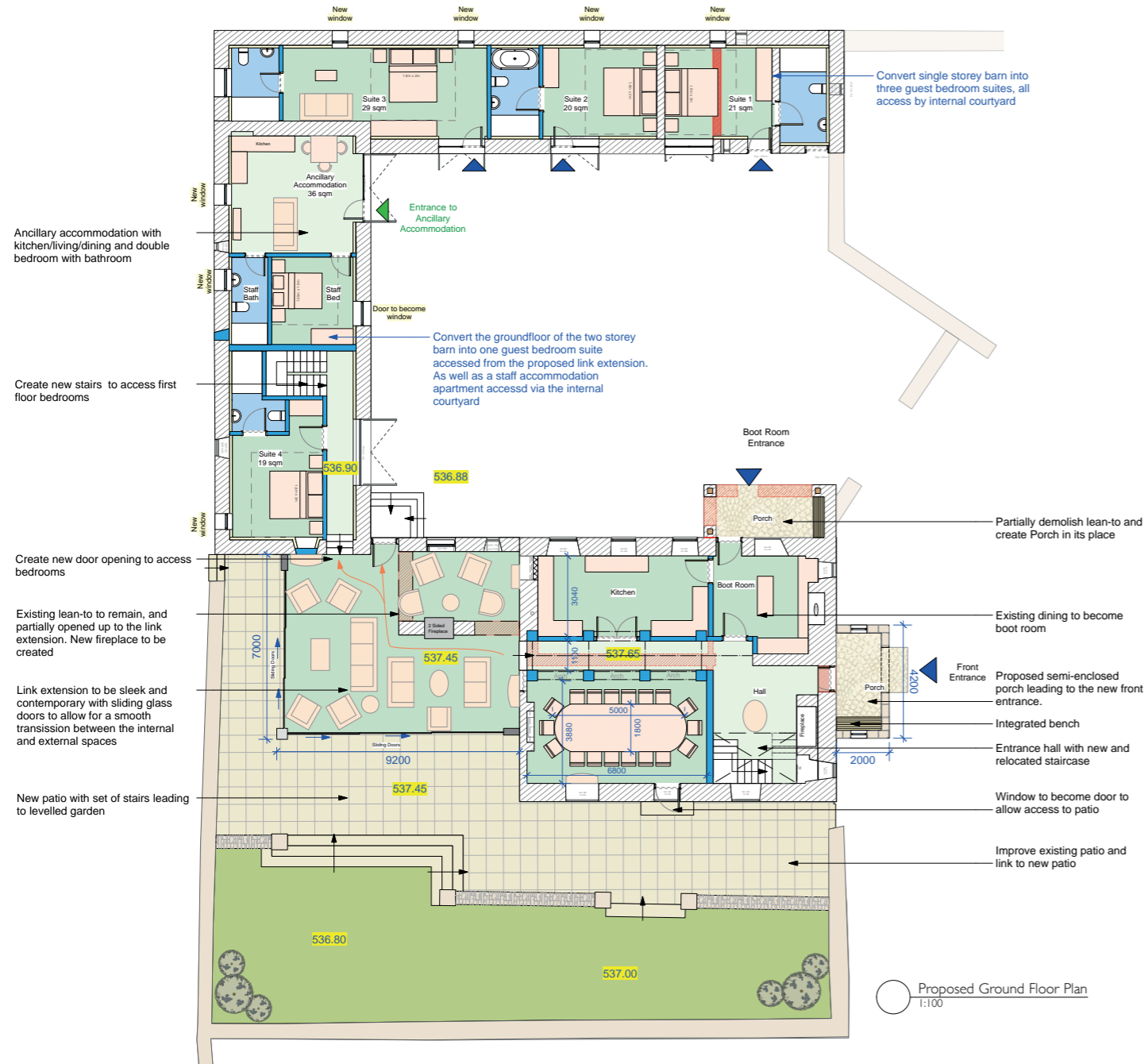
Priorsdale Lodge is a substantial traditional 2 storey farmhouse with an adjoining lunch hut, ancillary buildings and kennelling. The downstairs accommodation comprises entrance lobby/utility room, reception hall, kitchen, dining room, living room and wc. Upstairs there are four bedrooms and a bathroom. It is currently occupied by a beat keeper. Electricity is provided by a windmill and generator and the property is fed by a spring water supply. Foul drainage is to a septic tank. It also has oil-fired central heating. Council Tax Band D.

Planning permission was granted on 10th December 2020 by Eden District Council (Application Number 20/0813) to convert the property into a 9 en-suite bedroom Shooting Lodge with integral housekeeping accommodation and garaging. Full details are available from the selling agents.

The location is stunning but remote commanding some of the finest views in the region.

See proposed floor plans overleaf.





Ashgill Farm Cottage

Approximately 224.8 sqm (2,419.8 sqft)

Ashgill Farm Cottage is a traditional three storey, 4 bedroomed property. The ground floor accommodation comprises entrance lobby, hall, office, kitchen/dining room, utility room, wc and 2 cellars. The first floor accommodation is made up of a large living room, two bedrooms, one with en-suite bathroom and separate family bathroom. The second floor accommodation has two further bedrooms. There is also garaging for two vehicles. The property sits within Ashgill Farm steading and is occupied by the Farm Manager. It benefits from mains water, mains electricity and has oil-fired central heating. Foul drainage is to a septic tank. Council Tax Band B.

Ashgill Farmhouse

Approximately 127.6 sqm (1,373.6 sqft)

Ashgill Farmhouse is a two storey, 4 bedroomed property. The downstairs accommodation comprises an entrance porch, hallway, kitchen/dining room, living room, office, utility room, wc and rear entrance porch. Upstairs there are four bedrooms, one with an en-suite bathroom and a separate family bathroom. It has garaging for two vehicles and separate kennelling. The property is currently vacant and would be suitable for a keeper. It is serviced by mains water, mains electricity and oil-fired central heating. Foul drainage is to a sewage treatment plant. Council Tax Band D.



Employees/TUPE Currently a Beat Keeper and Farm Manager are employed on Priorsdale Moor. TUPE rules will apply to these employees.

Higher Level Scheme Priorsdale Moor is subject to a Higher Level Scheme Agreement (Agreement Number AG00656493). The annual income amounts to approximately £84,800 per annum. The original HLS scheme expired on 30th June 2020 and has been extended until 30th June 2022.

Basic Payment Scheme (BPS) BPS is also claimed on the land at Priorsdale. It forms part of a larger BPS payment and the 2020 payment attributed to Priorsdale Moor was approximately £125,900.

Designations Part of Priorsdale Moor sits within The Moor House and Upper Teesdale Special Area of Conservation (SAC) and The Moor House and Cross Fell Site of Special Scientific Interest (SSSI). It also sits within the North Pennines Area of Outstanding Natural Beauty (AONB).

Perry's Dam Perry's Dam is leased to Nenthead Mines Hydro Power Ltd on a 90 year lease dated 22nd December 2003 to take water from Perry's Dam to feed the Hydro scheme in Nenthead. The annual rent, if demanded, is £1.

Telecoms Mast site at Harlow A site for a telecoms mast is leased to Messrs Entwistle at a peppercorn rent. The lease is for 99 years and is dated 15th June 2004.

Mineral rights Mineral rights are excluded from the sale and belong to a third party. There is a working quarry on Priorsdale Moor which is also excluded from the sale. The quarry has not been shown on the sale plan.

Private Water Supply Several properties in third party ownership derive their water supply from springs on the Estate.

Livestock Highly regarded sheep stock of approximately 1,400 ewes, 500 hogs and associated tups. Livestock will be purchased at valuation on completion of the sale.

Equipment To be agreed and purchased at valuation on completion of the sale.



Sallygrain

10 year Sporting Lease over Sallygrain in Co Durham

Sallygrain, including Wellhope Farmhouse, adjoins Priorsdale Moor and is available to the successful Purchaser of Priorsdale Moor on a 10 year Sporting Lease. A copy of the draft lease is available from the selling Agents. Priorsdale Moor together with Sallygrain would provide two consecutive days driven grouse shooting. The 10 year average is 622 brace and the 5 year average 601.5 brace. Sallygrain extends to circa 2,114 acres (856 hectares) in total.

Sallygrain Grouse Moor

Sallygrain provides one day's driven grouse shooting. There are three rows of butts, two of which are return drives. There are currently five drives in total. The butts are a mixture of traditional stone butts and wooden butts, some sunken. There is a well-maintained network of internal tracks providing excellent access for shoot days as well as for keeping activities. There is also plastic matting laid to the Bramsike and Sallygrain grouse butts facilitating argocat access direct to those lines of butts. Neighbouring Moors include Priorsdale Moor, Weardale Estate and Burnhope.

There is one beat keeper who currently lives in Wellhope Farmhouse.

Year	Grouse Bags (brace)
2020	289
2019	606
2018	2
2017	1267.5
2016	843.5
2015	250.5
2014	1073
2013	367
2012	829
2011	694.5
Total	6222
10-Year-Average	622
5-Year-Average	601.5

Low ground Shoot

There is a sporting low ground shoot with considerable potential. An abundance of wild game provides the opportunity for 'mixed species' days.

Wellhope Farmhouse

Approximately 144.6 sqm (1,556.6 sqft)

Wellhope Farmhouse is a traditional 2 storey, 3 bedroomed farmhouse with kennelling and a workshop. The downstairs accommodation comprises living room, dining room and kitchen with utility room. Upstairs there are 3 bedrooms, bathroom and separate shower room with wc. It is currently occupied by a beat keeper. The property has mains electricity and is fed by a spring water supply. Foul drainage goes to a septic tank. It has oil fired central heating. Council Tax Band C.

Designations

Sallygrain sits within the North Pennines AONB.

Farming & Management Agreements

Sallygrain (south side) is owned and farmed by a third party. Bramsike (north side) forms part of the Weardale Estate HLS scheme. The original HLS expired on 30th September 2020 and has been extended until 30th September 2022. The tenant will be required to comply with the terms of this and any subsequent agreement.

There is a grazing licence with the owner of Sallygrain in place until 30th December 2022 which restricts sheep numbers. Subject to a payment of £5,000 per annum the grazing regime is as follows:

- Not to graze more than 400 sheep across both Bramsike and Sallygrain
- Not to graze more than 250 sheep on either Bramsike or Sallygrain
- No ewes to be grazed on either Sallygrain or Bramsike between 1st November and 30th April
- No hogs to be grazed on either Sallygrain or Bramsike between 1st November and second week of April



PROPERTY	TENURE	ANNUAL INCOME/RENT	AREA (HA)	OCCUPIER	COMMENTS
Priorsdale Lodge				Beatkeeper	Substantial four bedroom house with kennels and traditional outbuilding part of which are used as a Lunch hut. Wind turbine and generator. Planning permission for a 9 bedroomed shoot Lodge plus ancillary housekeeper accommodation granted on 10th December 2020.
Ashgill Farm Cottage				Farm Manager	Four bedroom property with garage.
Ashgill Farmhouse	In-Hand			Vacant	Four bedroom property with kennels and double garage.
Ashgill & Priorsdale Farms	In-Hand		1,477.43	Farm	Moorland and in-bye ground with extensive range of modern farm buildings.
Woodlands	In-Hand		52.42		Much of the woodland has been replanted with mainly native mixed species within the last 10 to 15 years.
Perry's Dam	Lease	£1		Nenthead Mines Hydro Power Ltd	90 year lease dated 22nd December 2003 to take water from Perry's Dam to feed Hydro scheme in Nenthead.
Mast site	Lease			Messrs Entwistle	99 year lease dated 15th June 2004 at a peppercorn rent.
Freehold Sporting Rights			1.19		
Leasehold Sporting Rights			103.27		Long Leases.
Grouse Driving Rights			70.81		Over land at Nenthead Mines.
Basic Payment Scheme		£125,900			Figure approximated as forms part of a larger BPS Claim.
Higher Level Stewardship (AG00656493)		£84,800			Expires 30th June 2022.
10 year Sporting Lease over Sallygrain			855.72		Draft sporting lease available from the Selling Agents.
Wellhope Farmhouse	In-Hand			Beatkeeper	Three bedroom farmhouse with garage and kennels.
Wellhope Lunch hut	In-Hand				Lunch hut for guns with separate lunch hut for beaters.
TOTALS		£210,701	2560.84		



General

Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, public and private whether specifically mentioned or not.

Local Authority

Eden District Council
Mansion House, Penrith,
Cumbria CA11 7YG
Tel: 01768 817817

Viewings

Strictly by appointment through the selling agents

Directions

From Alston take the B6277 towards Middleton in Teesdale. After approximately 5 miles turn left by a white cottage onto an unclassified road. Continue on this road, crossing a ford, for 1.5 miles to Priorsdale Lodge.

Postcode

Priorsdale Lodge, Garrigill, Alston,
Cumbria CA9 3HB

Photographs

Photographs were taken in 2020
(George Gunn Photography)

Particulars

Particulars were prepared in March 2021

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless otherwise stated but may be available by separate negotiation.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser.

Important Notice

The joint selling agents CKD Property Advisers and Greens Chartered Surveyors for themselves and for the Vendors of this property give notice that:

These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars and the General Remarks, Information, Stipulations and Contract for Sale, the latter shall prevail.

All descriptions, dimensions, reference to condition, necessary permission for use and occupation and other details are given in good faith and are believed to be correct. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendors, CKD Property Advisers nor Greens Chartered Surveyors as the Selling agents are responsible for such faults and defects nor for anything about them contained in the particulars of the property.

The Purchasers shall be deemed to acknowledge that they have not entered into a contract in reliance of any of the said statements, that they have satisfied

themselves as to the content of each of the said statements by inspection or otherwise, and that no warranty nor representation has been made by the Vendors, nor their Agents in relation to or in connection with the property.

Any error, omission or misstatement in any of the said statements shall not entitle either party to compensation or damages, not in any circumstances to give either party cause for action.

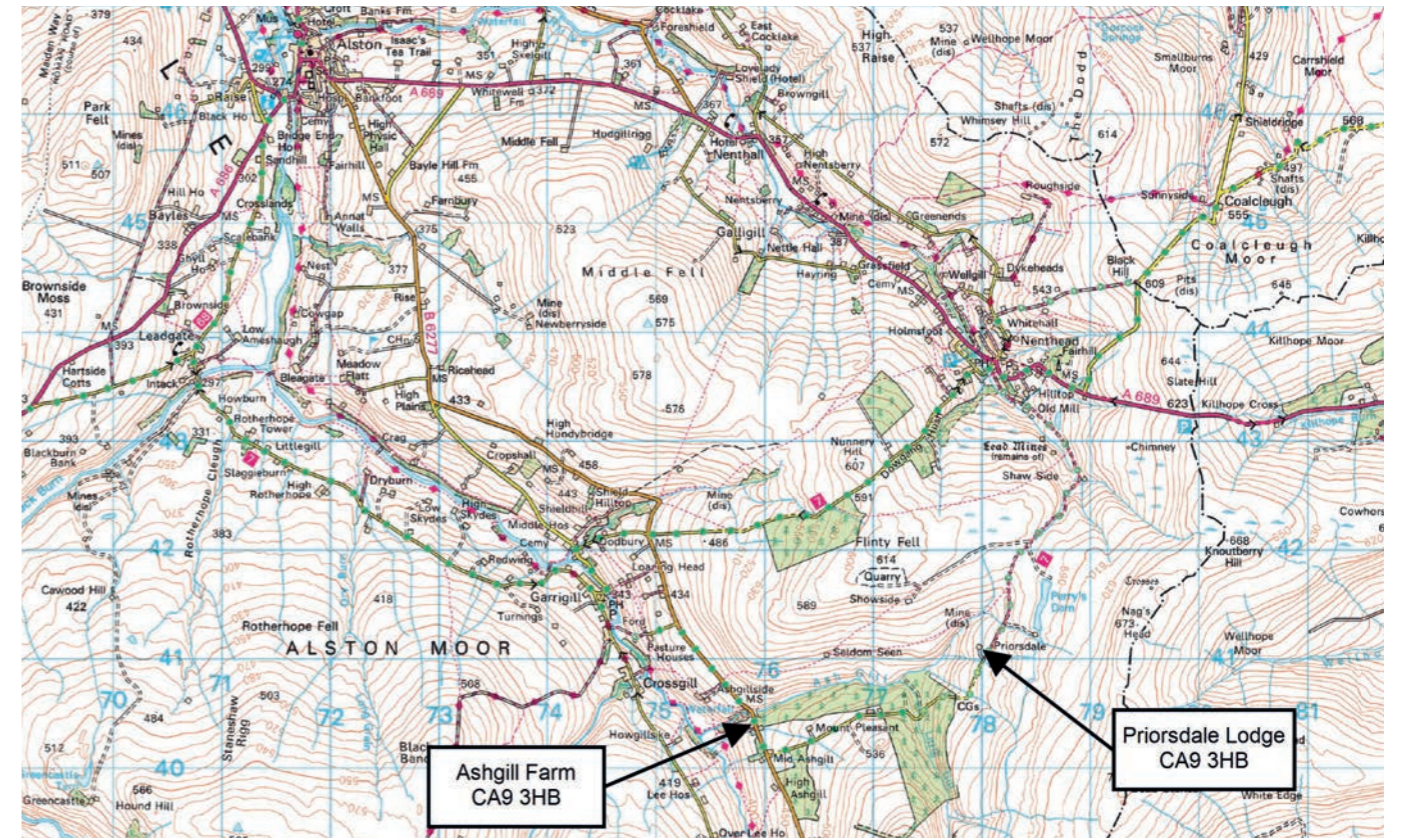
No person in the employment of the Selling agents has any authority to make or give any representation or warranty whatever in relation the property.

All acreages, distances, times and measurements are approximate. The bag records have been supplied by the Vendors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the selling Agents who will be pleased to check the information for you, especially if you will be travelling some distance to view the property.

The Vendors together with the selling agents, have made every endeavour to verify the information provided.

Any purchaser should seek to make their own enquiries to confirm specific details.





Priorsdale
ALSTON, CUMBRIA