



THE WALLED GARDEN, FORD VILLAGE

TO LET ON SUITABLE TERMS TO BE AGREED

THE WALLED GARDEN, FORD VILLAGE
BERWICK-UPON-TWEED, NORTHUMBERLAND

Expressions of interest invited.

Grade II listed 19th Century Walled Garden •
Beautiful Historical Location • Extends to 1.9 acres •
Private tranquil site in existing tourist destination

Opportunity

This is a unique opportunity to develop a business within the walls of a listed castle garden and amongst many other successful businesses within the wider Ford and Etal Estate. The Estate attracts a large number of tourists with other attractions such as Etal Castle and Village, Heatherslaw Light Railway and Ford Village itself. Any venture here could benefit from the existing critical mass of rural tourism businesses on the Estate as well as the beautiful setting of the garden itself.

The Walled Garden is easily accessed from Ford Village which receives an estimated 10,000 or more visitors annually. Ford Village has a range of shops, B & Bs, an outdoor education centre, a school and Ford Castle itself whilst still retaining a tranquil and peaceful environment.

The garden has been run as a plant nursery for many years however, a wide range of other possibilities are open to consideration, subject to the necessary consents. The Landlord is open to considering any proposal.

Situation

Built in the mid-19th Century for the Marchioness of Waterford, the Walled Garden remains a beautiful example of craftsmanship within 100 yards of Ford Castle. There is pedestrian access from the centre of the village and limited vehicular access into the site itself, which provides a secluded and secure space for a business to operate within.

Large areas of the site have been cleared and upon visiting you really grasp the size and scope of the garden which offers a blank canvas for new ventures. The site has mains water and electricity connected.

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