



Land at Corbridge,
Northumberland, NE45 5RP

youngsRPS 

Land at Corbridge Northumberland NE45 5RP

Guide Price: £300,000

An excellent opportunity to purchase an attractive block of grassland and woodland extending to 10.16ha (25.11acres) with road frontage and mains water.

- Accessible location
- Two parcels of productive grassland
- Semi mature woodland
- Roadside frontage
- Mains water supply



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YoungsRPS Hexham - 01434 608980

LOCATION

The land is situated south of the A695 between Corbridge and Riding Mill. Access can be taken directly off the A695 or from the adjacent unclassified road. The location is shown with a red circle on the Location Plan.

DESCRIPTION

An excellent opportunity to purchase a block of land extending in total to 10.16 ha (25.11 acres) with roadside frontage and mains water supply.

The land comprises 7.80 ha (19.28 acres) of productive grassland which split into two parcels, the woodland extends to 2.36 ha (5.83 acres) and is split into three parcels, two parcels of semi mature woodland and one parcel of woodland which was clear felled and replanted in 2012.

ACCESS

Vehicular access can be taken from the public highway in two points, one directly from the A695 on the northern boundary and the other on the western boundary.

BASIC PAYMENT SCHEME

The land has been registered for Basic Payment Scheme purposes and is classified as being Non-SDA. The vendor has submitted a 2021 BPS claim and for the avoidance of doubt will be retaining the payment in full. A total of 7.81 Non-SDA entitlements are included in the sale and will be transferred to the successful purchaser on completion. YoungsRPS will undertake the transfer for £300 plus VAT which will be met by the purchaser.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.

TENURE

The land is available freehold, with vacant possession available on completion.

EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, 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 by any competent authority pursuant to statute.

MINERAL RIGHTS

We understand the mineral rights are reserved to a third party and are therefore not included in the sale.

CLAWBACK

The sale is subject to a clawback in favour of the vendor (and successors in title) in respect of any non agricultural development, excepting equestrian or forestry development, whereby 50% of the uplift in value as a result of the grant of planning permission for alternative uses is to be paid to the current vendors within a period of 25 years from the date of completion

COSTS

Each party is to bear their own costs.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instructing solicitors, with completion 7 days thereafter.

MONEY LAUNDERING REGULATIONS

The purchaser 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.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham, 01434 608980.

LOCAL AUTHORITY

Northumberland County Council

Particulars prepared: May 2021

Photographs taken: May 2021





FOR IDENTIFICATION PURPOSES ONLY

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.



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