



Land at Slaley
Hexham, Northumberland, NE47 0BQ

youngsRPS 

**Land at Slaley
Hexham
Northumberland
NE47 0BQ**

Guide Price: £250,000

An excellent opportunity to purchase an attractive and well managed block of land situated in the Tyne Valley. Benefitting from roadside access and water to all fields, the land extends to 13.29 hectares (32.84 acres).

The land is available as a Whole, for sale by Private Treaty.

- 13.29 hectares (32.84 acres)
- Roadside frontage
- Water to all parcels
- Stock proof boundaries



LOCATION

The land is located to the north of Slaley village. Situated approximately 4 miles west of the A68, 6 miles south of Hexham and 24 miles north west of Durham.

The land is not situated within any specific designations but does fall within the Greenbelt.

DIRECTIONS

From the west, turn into Slaley village off the B6306, heading west to east the land is accessed directly off the main road, just after Park Side bungalows. The access point is marked A on the Sale Plan.

What3Words: take.furniture.bronze

DESCRIPTION

Comprising 3 grassland parcels, the land extends to 13.29 hectares (32.84 acres) in total. The land is available as a Whole, for sale by Private Treaty.

The land is in good heart and is currently all sown to grass; parcels 7439 and 7804 are temporary grass, having previously been spring barley in 2020, and 9101 is permanent grassland. The land is north facing with gently sloping topography to the north towards Slaley Woods. Benefitting from roadside access and a water connection in each field, the land has secure stock proof post and wire fences around the perimeter and a stone wall boundary between parcels 7804 and 9101. There is a timber frame building on the land, however this does require some repair works.

With reference to Soilscapes, the land is described as slowly permeable, seasonally wet, acid loamy and clayey soil. The land is classified as Grade 3 in accordance with the Provisional Agricultural Land Classification.

ACCESS

Access is obtained from the south of the land off the main road in Slaley village. The access is shared directly off the main road, this is shown hatched on the sale plan and a right of access will be granted to the field from the end of the shared point, this is shown marked blue on the sale plan.

FIELD SCHEDULE

Field No.	Ha	Acres	Cropping 2022	Cropping 2021	Cropping 2020
NY9758 7439	3.80	9.39	Temp Grassland	Temp Grassland	Spring Barley
NY9758 7804	3.76	9.30	Temp Grassland	Temp Grassland	Spring Barley
NY9758 9101	5.73	14.15	Perm Grassland	Perm Grassland	Perm Grassland
Total	13.29	32.84			

BASIC PAYMENT SCHEME

The land has been registered for Basic Payment Scheme purposes, and is classified as being Non-SDA. The occupier has submitted a 2022 BPS claim and for the avoidance of doubt will be retaining the payment in full. The purchaser will indemnify the vendor against any penalties imposed following completion until the end of the scheme year (from when completion occurs) resulting from the purchaser's actions.

The Non-SDA entitlements shall be transferred to the successful purchaser following completion. YoungsRPS will undertake the transfer for £250 plus VAT which will be met by the purchaser.

COUNTRYSIDE / ENVIRONMENTAL STEWARDSHIP

The land is not subject to any Environmental Stewardship, Countryside Stewardship or similar schemes.

PUBLIC RIGHTS OF WAY

There are public rights of way crossing the land; a public footpath runs along the western boundary of parcel 9101 and also crosses 9101 diagonally from the western boundary to the north east corner.

MINERAL RIGHTS

Mineral rights are reserved to a third party and are therefore not included in the sale.

EASEMENTS AND WAYLEAVES

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

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.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations.

ACREAGES

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

TENURE

The land is subject to a grazing licence which expires on 31st October 2022. Thereafter the land is available freehold with vacant possession on completion.

VIEWINGS

Viewing is strictly by appointment, arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

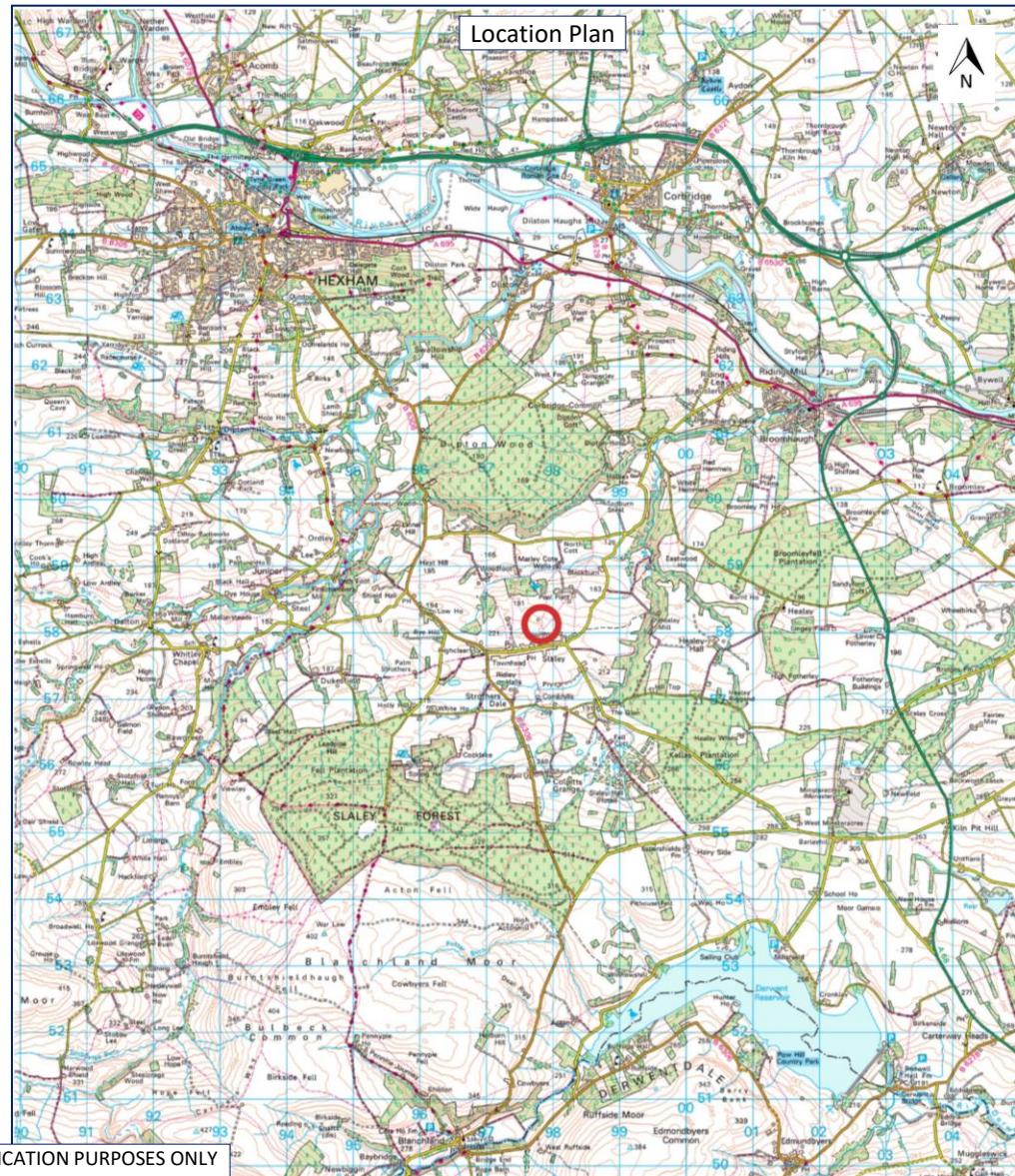
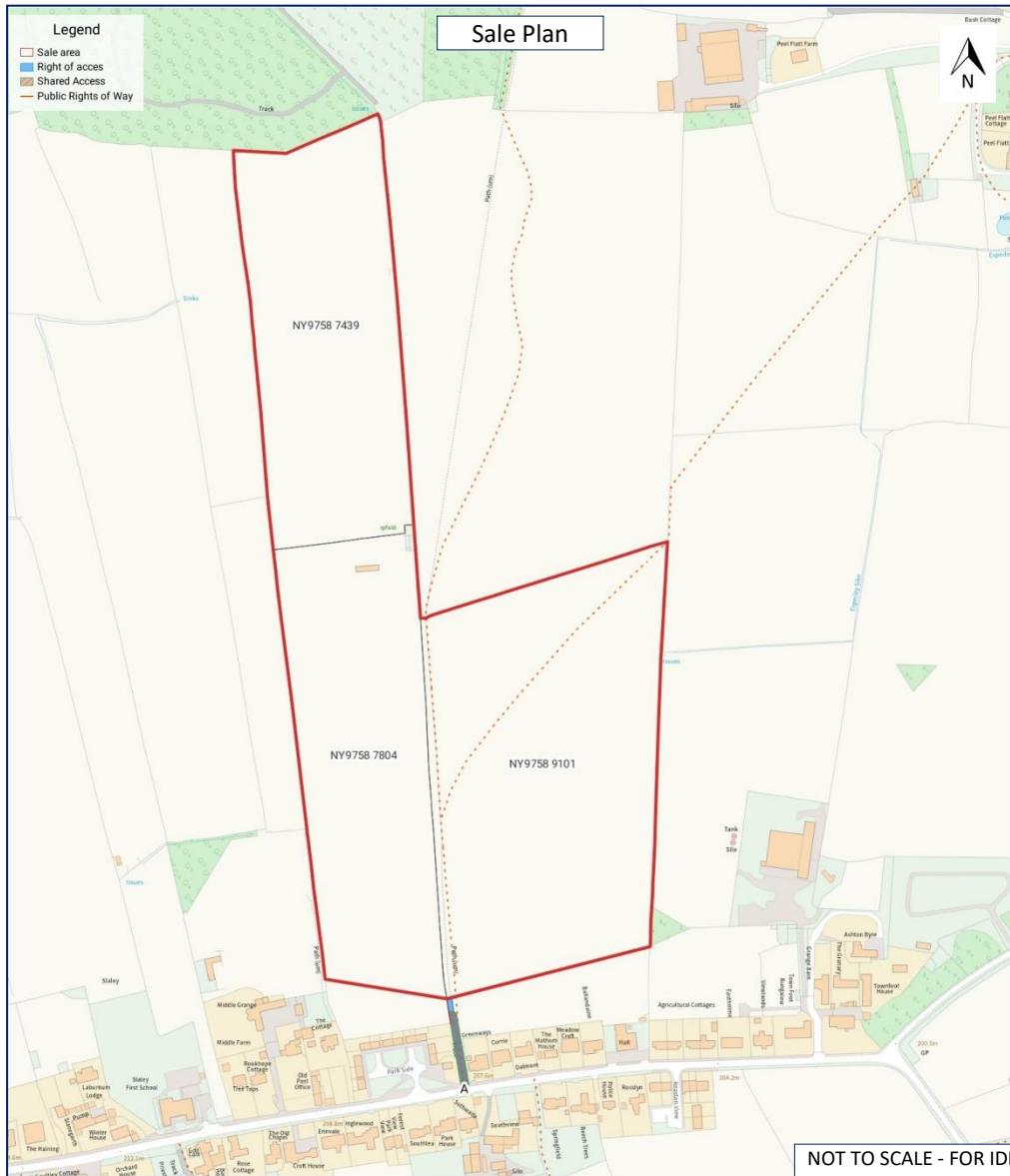
LOCAL AUTHORITY

Northumberland County Council 0345 600 6400.

NOTES

Particulars Prepared – July 2022

Photographs taken – July 2022



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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