



Land at Currock Hill

Currock Hill, Hedley on the Hill, Northumberland, NE17 7AX

youngsRPS 

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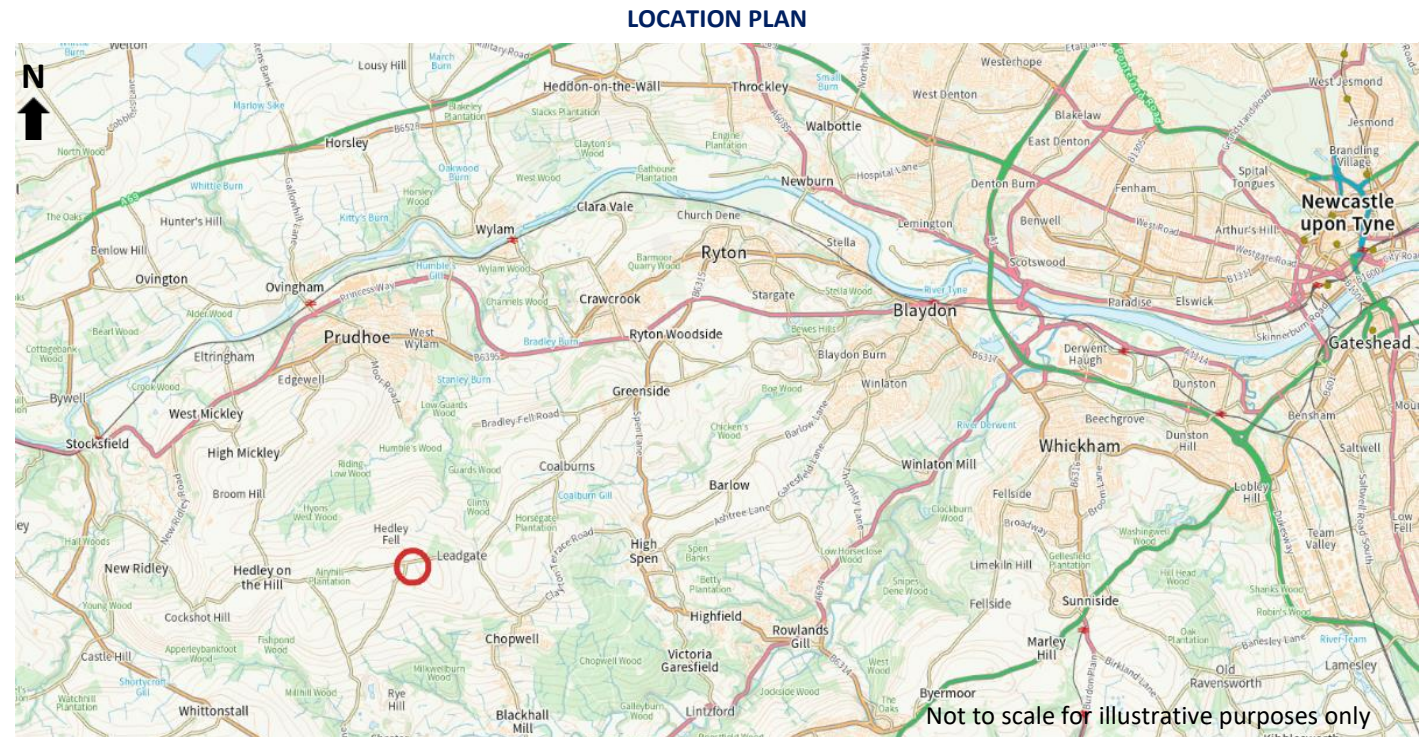
Guide Price: £80,000

A rare opportunity to purchase approximately 3.07 Hectares (7.60 acres) of productive grassland with good roadside access.

- Productive agricultural land with equestrian potential
- Extending to approximately 3.07 Hectares (7.60 acres) of permanent grassland
- Good roadside access
- Accessible location for Hedley on the Hill and the surrounding villages.
- For Sale by Private Treaty

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YoungsRPS Hexham 01434 608980



LOCATION

The land is located at Currock Hill approximately 1.5 miles East of the popular village Hedley on the Hill. The location is shown with a red circle on the above location plan.

DESCRIPTION

The Land at Currock Hill presents a fantastic opportunity to purchase a parcel of productive grassland, extending to 3.07ha (7.60 acres) with good roadside access. The land has most recently been used for silage, however subject to connecting a water supply would lend itself to grazing land.

With reference to the Provisional Agricultural Land Classification the land is classified as Grade 4. The Cranfield Institution Soilscales notes the soil being soilscape 17, which is Loamy Clay Soil type.

Vehicular access to the land is taken at the western boundary, leading to an unclassified road adjacent to Lead Road.

SERVICES

The land does not have a water supply, any mains water connection would be at the purchaser's own expense.

DIRECTIONS

From Hedley on the Hill follow Lead Road East for approximately 1.5 miles towards Leadgate. You will see the entrance to Northumbria Gliding Club on your left, with the property for sale being on the right-hand side of the road. Access is to the West of the field down an unclassified road, shown by an 'A' on the sale plan below.

Nearest postcode: NE17 7AX

What3Words: ///roofer.interview.envoy

PUBLIC RIGHTS OF WAY

The land is not subject to any third-party rights of way.

COSTS

Each party is to bear their own costs.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land has been registered for Basic Payment Scheme, however there are no entitlements included within this sale.

There is a hedgerow option (BE3) under Countryside Stewardship which runs until 31st December 2023. The purchaser will be required to take over responsibility of this.

SPORTING AND MINERAL RIGHTS

The mineral and sporting rights are included in so far as they are owned.

TENURE

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

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.

It is noted that there are electricity poles situated on the property.

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 purchaser's passport, together with a copy of the purchaser's 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.

TENURE

The land is available freehold with vacant possession on completion.

LOCAL AUTHORITY

Northumberland County Council: Tel 0345 600 6400

VIEWINGS

Please make arrangements with youngsRPS's Hexham office, prior to viewing: Tel 01434 608980 or by email helen.proud@youngsrps.com.

NOTES

Particulars Prepared: November 2022

Photographs taken: November 2022



SALE PLAN



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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