



Land at Gubeon Farm

Morpeth, NE61 3YJ

youngsRPS 

**Land at Gubeon Farm
Tranwell
Morpeth
Northumberland
NE61 3YJ**

Guide Prices:

Whole: £1,290,000

Lot 1: £740,000

Lot 2: £550,000

- Productive grade 3 arable land
- Extending in all to around 53.93 hectares (133.28 acres)
- Readily Accessible
- Well Located
- Investment Opportunities

**For sale by private treaty
Available as a whole or in two lots**

youngsRPS 

Hexham 01434 609000



DESCRIPTION

The land at Gubeon Farm, represents a scarce opportunity to acquire a sizeable and well located block of productive Grade 3 arable land which as a whole, totals approximately 133.28 acres (53.93 hectares).

The land is ideal for arable cropping and is made up of predominately flat, and well-proportioned fields, ensuring that large modern machinery are ideally suited. The property benefits from excellent roadside access. The land is productive and at present is growing crops of winter wheat, winter barley and oil seed rape. In addition, there is a field currently sown to grass to provide first class haylage for the nearby equestrian centre.

The soils are described by the Cranfield Soil and Agrifood institute as being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and have been well maintained with regular applications of the appropriate inputs.

The boundaries are suited for arable cropping however the presence of hedgerows including existing old and new plantings ensures that boundary improvements could be made with the assistance of grant funding.



Lot 1

The presence of hedgerows does add amenity and environmental benefits and potential value to be capitalised on, as does the inclusion of a small (0.71 acres) slither of woodland.

The land at present is currently farmed via a contract farming operation and has historically been well managed, it has been improved in recent years and accordingly is productive.

The lands nature lends itself to a variety of business enterprises be it contract farming or perhaps as part of a satellite farming operation, in that its size and scale provides the incentive to travel, whilst it's ideal location to the nearby grain stores ensures that the farming of the land can occur without the requirements for additional capital investments.

The ability to farm the land in such a manner, provides further incentives for any purchasers who maybe wishing to acquire the land for any of the investment and/or environmental benefits which owning land can attract.

In addition the land is of course ideally suited to an existing and local farmer in that it represents an ideal opportunity to acquire productive and accessible arable land of a convenient size



Lot 1

Aside from the locality of the land been beneficial in terms of access to local grain stores, major road networks and being within a prominent and productive agricultural area, its proximity to the major towns and cities of the area should also be noted. Not just in terms of connectivity, but also in terms of the developing markets of Biodiversity Net Gain, whereby the proximity of the land to development sites can in theory allow developers to offset their onsite environmental obligations. The practice of doing so can be of value.

LOCATION

The Land at Gubeon Farm is located approximately 3 miles to the southwest of Morpeth town centre and approximately 7 miles to the north of Ponteland. The land lies either side of the B6524 and is directly accessible from the main road.

In addition to the immediate main road frontage the land further benefits from being in an excellent location in terms of connectivity, with major roads such as the A1 and the A696 all being within easy reach.

Furthermore, it is located circa 5.3 miles to the east of Tyne Grain's storage facilities at Meldon, whilst it is 6.2 miles to the southwest of North East Grain's storage facility at Longhirst; ensuring that any crop storage, drying and any subsequent



Lot 1

sales are readily accessible (subject to meeting the respective operators' requirements).

DIRECTIONS

From Morpeth travel southwest on the B6524 for approximately 3 miles, drive past the Gubeon Equestrian Centre and the land is situated immediately opposite (south of the B6524) and to its west (north of the B6524). From Ponteland, travel north on North Road, which subsequently turns into Thornhill road, when this road meets the junction for B6524, the land is situated on the east and west of the road and to the north of the B6524.

LOTING

The natural separation provided by the main road and the multiple access points provided lends the property to be offered for sale as whole or in two Lots. The opportunity provided by the lotting further enhances the potential for purchasers to acquire convenient parcels of arable land in a location where opportunities for such are scarce.

Lot 1

The land included within Lot 1 and as shaded blue on the attached plan comprises 30.52 hectares (75.43 ac) of arable land except for 0.47 hectares (1.15 ac) of woodland. The land at present is split into three distinct field parcels all of which

have excellent roadside access. Two of the parcels are currently sown in a crop oil seed rape. The third parcel is currently sown with a crop of winter wheat however there is a proportion (3.50 ha) which is currently subject to a Mid-Tier Countryside Stewardship (MTCS) option (AB8) and is therefore managed accordingly. This option generates a payment of £673 per ha.

Lot 2

The land included within Lot 2 and as shaded red on the attached plan comprises an area of approximately 23.41 ha (57.85 ac). The land at present is split sown with a crop of winter barley whilst there is 7.61 ha (18.81 ac) sown to temporary grass. In addition to this there is circa 1.50 hectares (3.70 ac) currently subject to a MTCS, with the SW3 option utilised generating an annual payment of £658 per ha.

The land is accessible via the main road whilst the parcel currently in grass is accessible internally.

The lands boundaries consist of a mixture of both hedgerows and post and wire fences. There is no boundary present between points A and B on the plan and it will be for the purchaser to erect a stockproof boundary/fence within 12 weeks of completion.

The Lot 2 is to be sold subject to a **restrictive covenant** which will stipulate that no oil seed rape crop can be grown on the land whilst the vendor and/or his son owns and/or operates the existing adjacent equestrian business.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded. Please direct expressions of interest to Harry Morshead MRICS.

Basic Payment Scheme

The land is eligible to receive the Basic Payment. The claim for the current scheme year has been made and the monies received will be retained in full by the vendor.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur.

Holdover

The right to Holdover from the date of completion until all crops are harvested is reserved.



Lot 2



Lot 2



Lot 2

Mineral and Sporting Rights

The Sporting and Mineral rights are included in the sale in so far as they are owned.

Environmental Scheme

The land is currently subject to a wider Mid-Tier Countryside Stewardship agreement. This agreement can be split and then transferred to any purchaser(s) or it's relevant part can be terminated. The fees of £350 plus VAT for undertaking any transfers/splits and/or terminations will be met by the purchaser(s) and will be payable to Brocklethorpe Consultancy who will undertake these actions.

If the agreement is to be transferred the monies received from the sale land subject to the scheme will be apportioned from the date of completion to end of the scheme year, depending on when the transfer is processed by the Rural Payments Agency.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year, and/or to the date when any scheme is transferred/split and/or terminated.

The Mid-Tier agreement is available on request.



Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

Easements, Wayleaves and Third Party Rights

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) affecting the same and all matters registerable by any competent authority pursuant to statute.

Anti 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 license or a recent utility bill as proof of residence

Local Authority

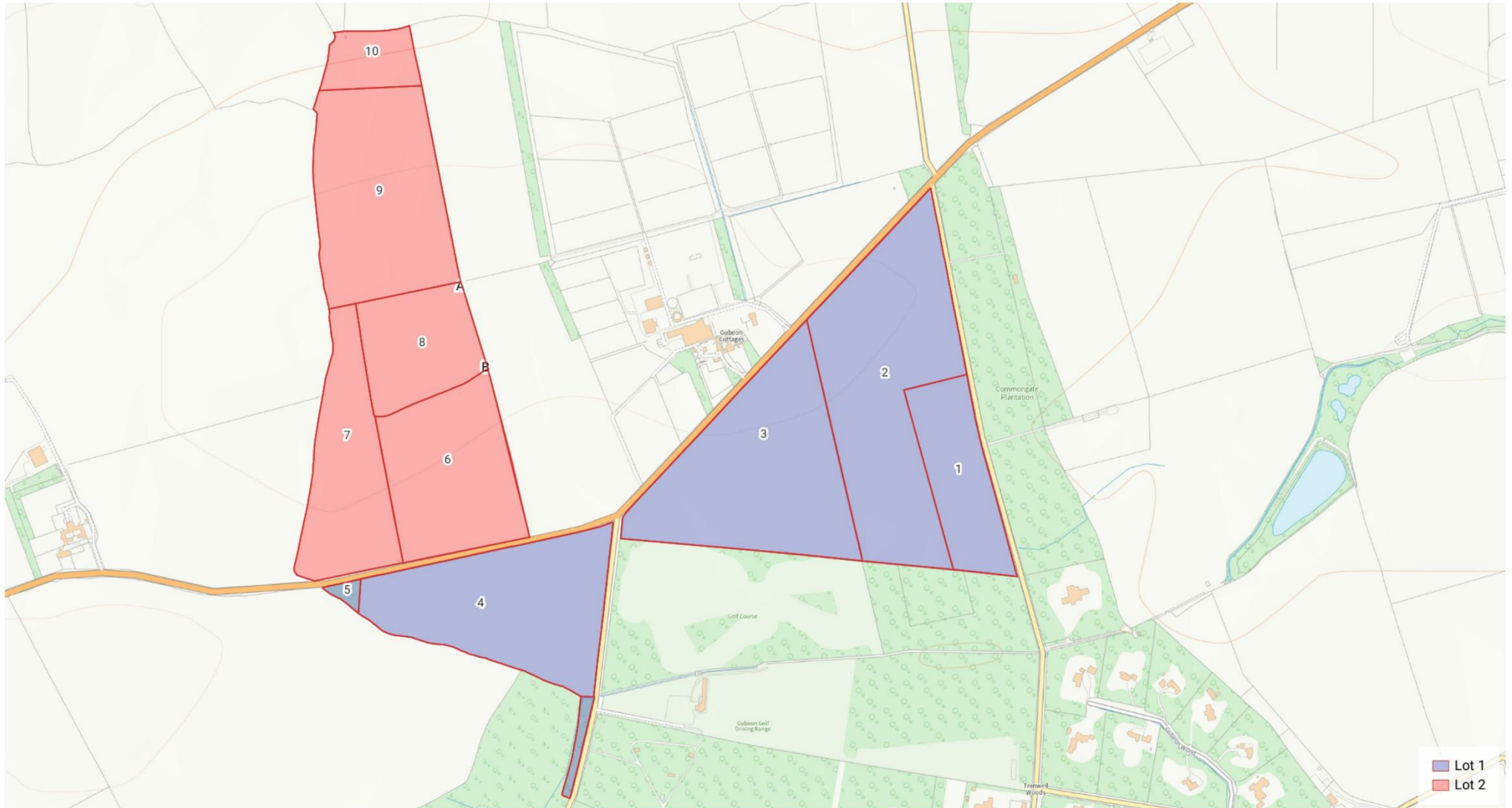
Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

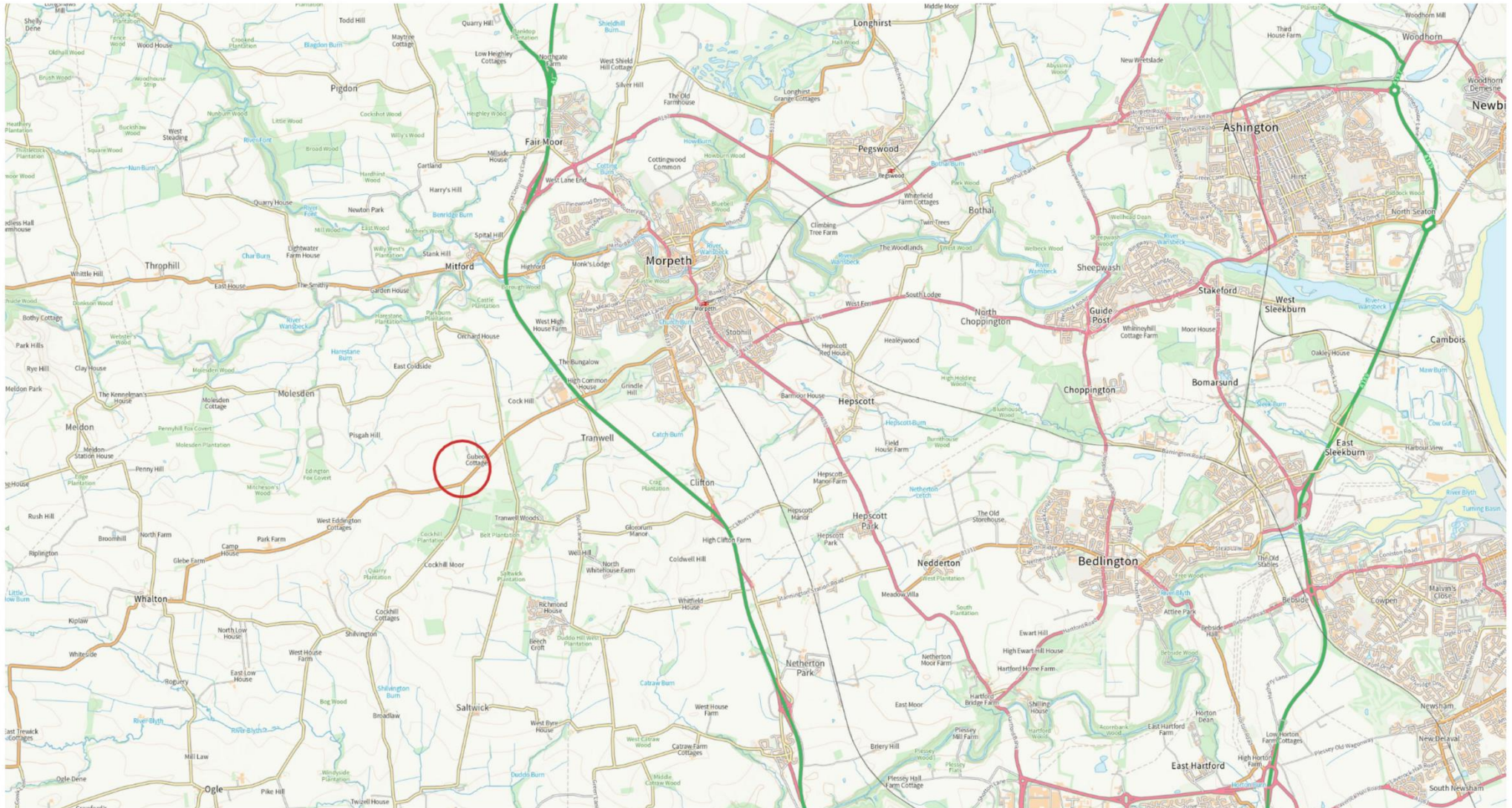
Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or harry.morshead@youngsrps.com
Particulars Prepared: May 2023



Lot	Field Ref	Cropping Year 2020-21	Cropping Year 2021-22	Cropping Year 2022-23	Ha	Acres
Lot 1	1	AB8 - (CSS Option)	AB8 - (CSS Option)	AB8 - (CSS Option)	3.50	8.65
	2	Spring Oats	Winter Wheat	Winter Wheat	10.12	25.02
	3	Winter Wheat	Winter Barley	Oil Seed Rape	8.86	21.90
	4	Winter Wheat	Winter Barley	Oil Seed Rape	7.57	18.71
	5	Woodland	Woodland	Woodland	0.47	1.15
Sub-Total					30.52	75.43
Lot 2	6	Spring Oats	Winter Wheat	Winter Barley	5.76	14.24
	7	Spring Oats	Winter Wheat	Winter Barley	4.97	12.28
	8	Spring Oats	Winter Wheat	Winter Barley	3.57	8.82
	9	Temporary Grass	Temporary Grass	Temporary Grass	7.61	18.81
	10	SW3 - (CSS Option)	SW3 - (CSS Option)	SW3 - (CSS Option)	1.50	3.70
Sub-Total					23.41	57.85
Total					53.93	133.28







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.



R201

NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgfield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 608980

hexham@youngsrps.com

HEXHAM MART

Land Agency: 01434 609000

DUMFRIES

General: 01387 402277

dumfries@youngsrps.com