



Land at Kirkheaton

Kirkheaton, Newcastle Upon Tyne, NE19 2DQ

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Guide Price: £1,100,000

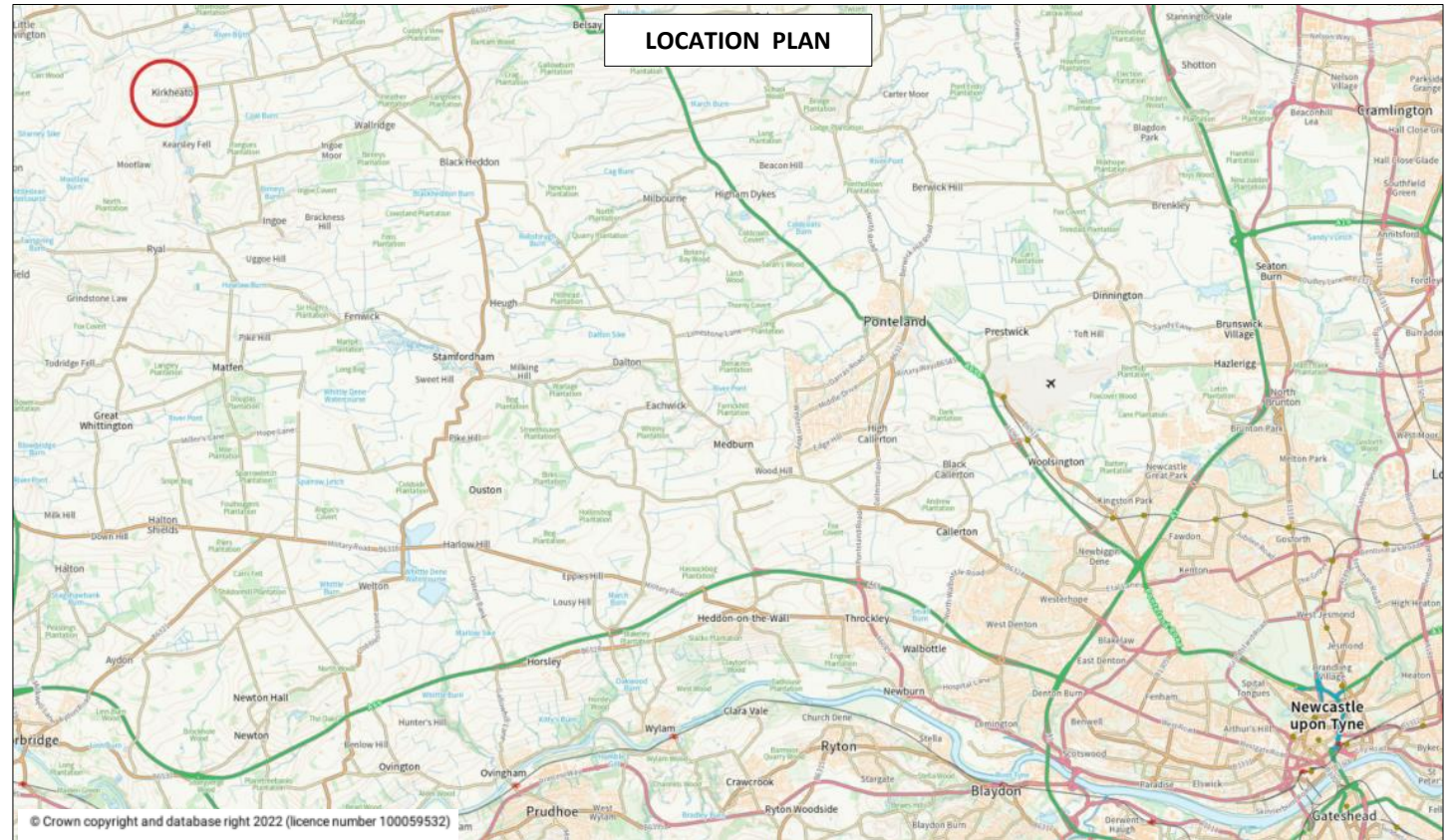
A rare opportunity to purchase a block of circa 281 acres of grassland located at Kirkheaton village in the heart of Northumberland.

- Extending to approximately 114.01 hectares (281.72 acres) in total
- Extensive ring fenced block of grazing land
- Environmental scheme potential
- Forestry potential
- Four bedroom farmhouse in close proximity available by separate negotiation.

Available as a whole for sale by private treaty

youngsRPS

Hexham: 01434 608980



LOCATION

The property is located to the northwest of the small village of Kirkheaton and close to the B6342. Kirkharle village, with the popular Kirkharle Courtyard, is approximately 3 miles north. Belsay and the A696 are approximately 5 miles east, which then provides easy travel to Newcastle upon Tyne.

DESCRIPTION

The land at Kirkheaton is an exciting opportunity to purchase a sizeable block of grassland. The property extends to approximately 114.01 hectares (281.72 acres) and is a mixture of 35.99 hectares (88.93 acres) of permanent grassland, of which some could be mown and 78.02 hectares (192.79 acres) of rough grazing.

The land is Grade 4 on the Provisional Agricultural Land Classification system and is showing as Soilscape 17 on the Cranfield Soil and Agrifood Institute scale, being classified as permeable seasonally wet acid loamy and clayey soils.

In recent years the land has predominantly been used for sheep grazing. There is the potential to explore capital generating schemes under the new Environmental Land Management Scheme (ELMS) and Countryside Stewardship. This land also provides an excellent opportunity for venturing into the emerging natural capital market, including carbon capture and biodiversity net gain.



Access is shown as 'A' on the sale plan below and is taken via a track leading from Kirkheaton Village.

DESIGNATIONS

The property is classified as being Severely Disadvantaged (SDA) Less Favoured Area.

DIRECTIONS

From Matfen, take the left turn following the bridge signed posted for Ingoe. Keep following the road through Ingoe, until you reach a T-junction from here Kirkheaton is signposted.

Alternatively, use the postcode NE19 2DQ or What3Words: ///stewing.pocket.collision

GENERAL REMARKS & STIPULATIONS

PUBLIC RIGHTS OF WAY (PROW)

The land is subject to a number of PROW, a footpath runs east to west, crossing fields 1, 2, 5, 7, and 10. Whilst Bridleways cross north to south through fields 8 and 10 and fields 1 and 3.

ENVIRONMENTAL SCHEMES

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



BASIC PAYMENT SCHEME

The land has been used to claim 2023 Basic Payment Scheme on and the purchaser will give an undertaking not to breach any of the scheme rules from the date of completion until the end of the scheme year (31st December 2023) and indemnify the claimant if any breaches occur.

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

ACREAGES

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

SHOOTING AND MINERAL RIGHTS

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

LOCAL AUTHORITY

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



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 Helen Proud MRICS FAAV.

TENURE

The land is available freehold with vacant possession on completion.

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 purchaser's passport, together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

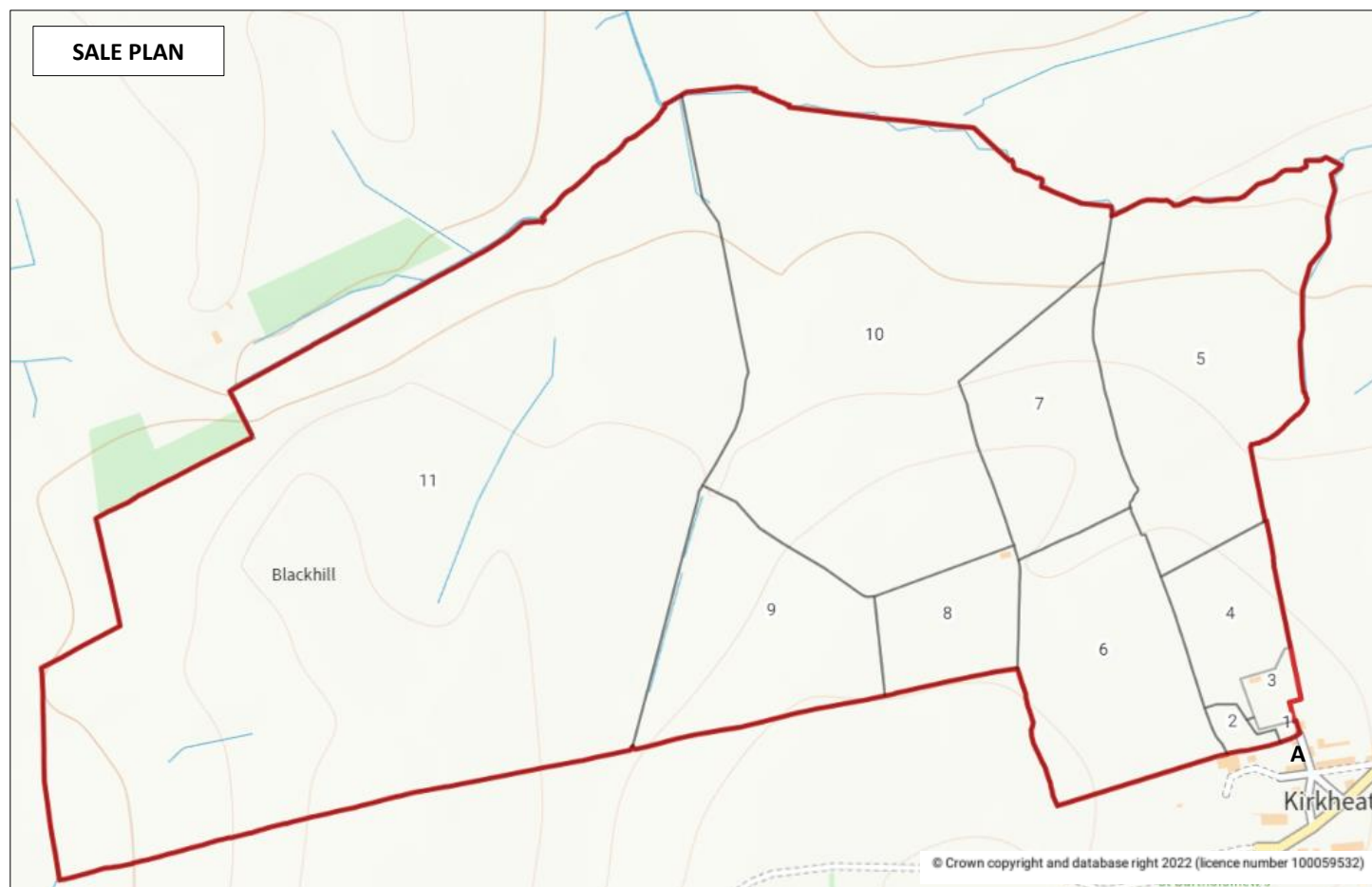
VIEWINGS

Please make arrangements with youngsRPS' Hexham office, prior to viewing the land.

Tel: 01434 608 980 / Email: helen.proud@youngsrps.com

Particulars Prepared: July 2023/ Photographs taken: Oct 2022

Field Number	Total Area (Ac)	Total Area (Ha)
1	0.22	0.09
2	0.87	0.35
3	1.22	0.49
4	6.43	2.60
5	27.94	11.31
6	17.42	7.05
7	12.55	5.08
8	6.74	2.73
9	16.77	6.79
10	58.00	23.47
11	132.85	53.76
11	0.72	0.29
Total	281.72	114.01







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.

NORTHALLERTON

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Land Agency: 01609 781234

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SEDFIELD

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Land Agency: 01740 622100

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NEWCASTLE

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HEXHAM

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