



Land at Dunkirk Farm

Humshaugh, Hexham, Northumberland, NE46 4HJ

youngsRPS 

**Land at Dunkirk Farm
Humshaugh
Hexham
Northumberland
NE46 4HJ**

Guide Price £550,000

An exceptional opportunity to acquire a highly accessible and productive block of ring-fenced agricultural land, comprising both arable and grazing land, totalling approximately 34.88 ha (86.21 acres).

- Productive Arable Land
- Grazing Land
- Ring-Fenced
- Accessible and Convenient Location
- Bare Land



Hexham Office 01434 609000



LOCATION

The land is ideally situated within the sought after Tyne Valley at the foot of the North Tyne, lying approximately 4.5 miles to the North of Hexham and 1 mile south of Humshaugh. The land is highly accessible with multiple access points directly off the A6079, from which the major transport links of the A69, the B6318 (the Military Road) and the A68 are all within easy reach.

DESCRIPTION

The sale of the land at Dunkirk Farm represents an opportunity to acquire a sizeable block of bare agricultural land in an area which is both highly sought after and where such opportunities are scarce.

The land totals approximately 34.89 ha (86.21 ac) and comprises a mixture of arable and permanent pasture land, albeit historically much of the pasture land was ploughed and its nature suggests it would be so again.

At present there is approximately 13.93 ha (34.43 ac) of arable land which is currently sown to winter beans, winter wheat and spring barley. The remaining land is currently pasture land and considered to be good quality grazing land. The grazing land is well sheltered and the fields are well sized, consequently they are easily managed and rotated if required.

The land is in the main classified as being Grade 3 except for a very small proportion of Grade 4 land on the southern boundary.

Currently the land is utilised for agriculture and provides the ideal basis for a successful mixed farming operation with both the arable and grassland being well utilised. The land has been well managed with regular inputs of fertiliser where and when required, whilst there has been a regular programme of more general maintenance ensuring the property, in the main, is in good condition.

The boundaries of the land are stockproof where required and so too are the internal boundaries of grassland fields. The boundaries of the arable fields will need improving if they were to be used for grazing, however subject to permissions these could be erected via schemes. The land benefits from a private water supply, however there is a mains supply which runs through the land adjacent to the public highway.

The arable fields are predominantly flat and/or on a gentle gradient. They are well-proportioned, enabling both an early growth and easy access for large modern machinery. The pasture fields are well sheltered either by internal trees and hedgerows or by the adjacent woodland which surrounds the land on its eastern and western boundaries.

The accessibility of the land, both in terms of its immediate access to the main road and that of its situation within the Tyne Valley and proximity to major towns, ensures that it would suit a variety of differing purchasers. It would suit a neighbouring and/or local farmer who may wish to add a well sized block of land to an existing holding without the additional capital expense of an existing steading and/or dwelling. The land is of a sufficient size to make any travel worthwhile, whilst also offering the capabilities to service a steading on-site if one was required in time (subject to acquiring the necessary consents).

The land may also suit a forestry and/or environmental investor who may wish to capitalise on the land's residual productive nature, its excellent access and proximity to the local commodity markets, whilst it may also suit an investor wishing to capitalise on the numerous secondary benefits of owning land.

DIRECTIONS

From Hexham and the Bridge End roundabout, take the A69 westbound. Leave the road for Acomb/Chollerford and take the A6069, follow the road until the crossroads at Brunton, go over the crossroads and the land is on the right hand side after approximately half a mile.



From the roundabout at Chollerford, head south east and cross the river, take the first left at Brunton crossroads and the land is on the right hand side of the road after approximately half a mile.

ENVIRONMENTAL SCHEMES

The land is subject to a Mid-Tier Countryside Stewardship agreement and is part of a wider agreement. The land can be transferred out of the agreement, allowing the vendor to use the land as they wish, be it enter a new scheme, continue with the existing prescriptions, or have no schemes at all.

For transferring and/or splitting the scheme, youngsRPS costs for doing so will be met by the purchaser, the costs being £350 plus VAT per scheme.

SPORTING AND MINERAL RIGHTS

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

SERVICES

The land is served by a private water supply. There is however a mains supply which crosses the land and is adjacent to the main road, with a valve located at point x on the sale plan.

TENURE

The land is currently let subject to a Farm Business Tenancy. Notice has been served and the land will be vacant as of 1 September 2024.

HOLDOVER

If completion occurs before the arable land is harvested, a holdover period will be required on the arable land only to allow the 2024 harvest to be completed by the current occupier.

RESTRICTIVE COVENANT

The vendor wishes to impose a restrictive covenant on the land as shaded purple on the attached plan. The covenant will prohibit any change of use which requires planning consent and/or permitted development.

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.

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.

ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti- 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.

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 and as a whole. The vendor reserves the right to conclude the sale as they wish. Alternative Lotting may be considered and any enquiries into such should be directed to the selling agent as soon as possible.





In any event all interested parties should register their interest with the Agent to be kept informed as to how the sale may be concluded. Please direct expressions of interest to Harry Morshead MRICS.

SOLICITORS

Nicholson Portnell
Priestpopple House
Priestpopple
Hexham
NE46 1PL
FAO: Simon Jewitt

VIEWINGS

The land is currently occupied therefore viewings should not be unaccompanied and are by appointment only. Arrangements can be made by contacting youngsRPS, Hexham on 01434 609000 or via email to:

harry.morshead@youngsrps.com

Particulars prepared: May 2024

Photographs taken: May 2024









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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