



Land at Pegswood

Morpeth, Northumberland, NE61 6FU



**Land at Pegswood
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Morpeth
Northumberland
NE61 6FU**

Guide Price £950,000

An exceptional opportunity to acquire a highly accessible and productive block of ring-fenced arable land, totalling approximately 42.03 ha (103.86 acres).

- Productive Arable Land
- Ring Fenced
- Mid - Long Term Development Potential
- Accessible and Convenient Location
- Investment Opportunities

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 **OATES • RURAL**
AGRICULTURAL PROPERTY SPECIALISTS
Oates Rural 01665 525870



LOCATION

The land at Pegswood is located on the northern outskirts of the village of Pegswood and is directly accessible from both Poppy Lane and the B1377, ensuring the land benefits from excellent roadside frontage.

The village of Pegswood, benefits from all of the local amenities to be expected from a thriving village, whilst the market town of Morpeth is located approximately 2 miles to southwest.

The land is an excellent location in terms of connectivity, with major roads such as the A1 being only 3 miles to the west.

Furthermore, the land is located circa 1.5 miles to the south of North East Grain's storage facility at Longhirst and approximately 7 miles to the east of Tynegrain's storage facilities at Meldon, ensuring that any crop storage, drying and any subsequent sales are readily accessible (subject to meeting the respective operators requirements).

DESCRIPTION

The sale of land at Pegswood, presents an opportunity to acquire a sizeable block of bare arable land in an accessible, productive and sought-after area.

The land totals approximately 42.03 ha (103.86 acres) and in the main is all ploughable. Approximately (2.50 ha) 6.20 acres has recently been used for a compound site however this has been fully reinstated and is ready to farm again.

The land is currently farmed in hand by the vendors. It forms part of a satellite operation with the crops grown used to support a successful mixed farming enterprise. The land has historically been well managed, with regular inputs of the necessary fertilisers and sprays, accordingly it is productive.

The nature of the land lends itself to a variety of business enterprises, it is bare land and thus attractive with no capital requirement for a steading, therefore suiting a local farmer looking to expand an existing business. Equally it would suit a contract farming operation and/or could equally be readily let out, with both option's ideal for an investor. The size and scale of this land 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.

The 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 and alike, 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.

The land is in the main classified as being Grade 3, with the soils described by the Cranfield Soil and Agrifood institute as being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey.

At present the land is used for arable farming and the boundaries reflect this. However, there are hedgerows present which suggest that grant funding would available if fencing improvements were required, whilst they also provide a useful base for accessing additional funding via environmental schemes and/or third-party agreements.



DIRECTIONS

From the A1 leave at the St Leonards Junction and take the A197 (Morpeth Northern Bypass) and follow signs for Pegswood. Turn off for Pegswood at the Whorral Bank Roundabout onto Front Street and then take the first left. On entry to Pegswood take the first left on to Poppy Lane. The land is directly accessible off Poppy Lane.

Alternatively, the northern part of the land is accessible directly off the B1377. For this access take the first left at the Whorral Bank Roundabout, if driving from the West/A1.

ENVIRONMENTAL SCHEMES

The land is subject to a Mid-Tier Countryside Stewardship agreement and is part of a wider agreement, with AB8 (flower rich margins and plots) utilised. The existing agreement ends 31/12/25.

The land can, however, be transferred out of the agreement, allowing a blank canvass for the vendor to use the land as they wish.

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

SPORTING AND MINERAL RIGHTS

The Sporting rights are included in the sale in so far as they are owned. The Mineral rights are owned by a third party.

SERVICES

The land is in part served by a natural water supply. It is assumed that there are mains services close by. Any interested parties should make their investigations in this regard.

TENURE

The land is currently owned freehold and farmed in hand.

INGOING/HOLDOVER

If completion occurs before the land is harvested, a holdover period maybe required to allow for the harvest to be completed.

Alternatively, and depending on the date of the completion, the buyer will be required to pay an ingoing valuation of the growing crops. The valuation will be carried out by the selling agents and will be done in accordance with CAAV guidelines.

CLAWBACK

The vendor wishes to impose a clawback on the land. The Clawback will be for a 70:30 (buyer:vendor) share of any uplift in value on the grant of planning permission for any change of use

other than current or forestry. The clawback will run for a period of 50 years.

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 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.

Parcel ID	Cropping Year 2021	Cropping Year 2022	Cropping Year 2023	Cropping Year 2024	Area (Ha)	Area (Ac)
4292	Winter Barley	Winter Wheat	Winter Oats	Spring Barley	13.52	33.41
7199	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley	6.87	16.98
7674	Winter Wheat	Winter Wheat	Winter Barley	Spring Barley	4.20	10.38
9877	Spring Oats	Winter Wheat	Winter Wheat	Spring Oats	3.12	7.70
2886	Spring Oats	Winter Wheat	Winter Wheat	Spring Oats/ Winter Oats	11.05	27.30
4787	Winter Wheat	Winter Wheat	Winter Wheat	Spring Oats	3.27	8.09
Total					42.03	103.86



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 maybe considered, and any enquires into such should be directed to the selling agent as soon as possible.

In any event all interested parties should register their interest with one of the joint selling agents to be kept informed as to how the sale may be concluded.

VIEWINGS

Viewings are by appointment only. Arrangements can be made by contacting the joint selling agents.

YoungsRPS: Harry Morshead on 01434 609000 or via email to: harry.morshead@youngsrps.com

Oates Rural: Tom Oates on 01665 525870 or via email to tom@oatesrural.com <https://www.oatesrural.com>









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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