



LAND AT BLACKLOT AND THORNEYKNOWE, SPARTYLEA
ALLENDALE | NORTHUMBERLAND | NE47 9UR

George **F.White** 
MAXIMISING VALUE

Land at Blacklot and Thorneyknowe, Spartylea

Allendale | Northumberland | NE47 9UR

Spartylea 1 mile | Allendale 6 miles | Alston 11 miles
Hexham 16.5 miles

Grazing land extending to approximately 28.21 Ac (11.41 Ha) in total to be sold in two lots

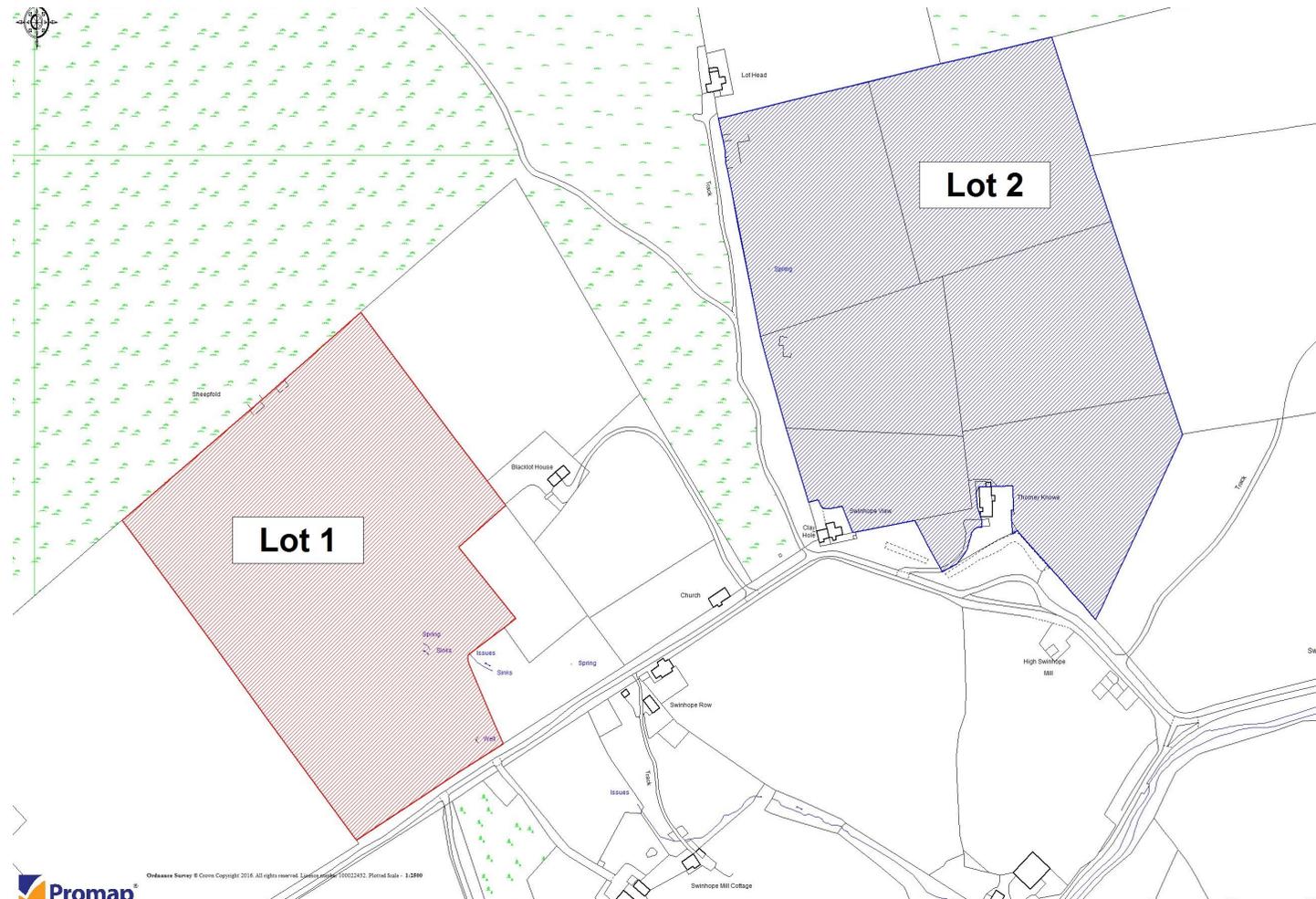
Lot 1: Blacklot, Spartylea: 11.19 acres or thereabouts of rough grazing with stone barn.

Lot 2: Thorneyknowe, Spartylea: 17.02 acres or thereabouts of rough grazing.

To Be Sold By Public Auction to take place on Wednesday 20th day of April 2016 at 6.00pm prompt at The Crown Inn, Catton, Hexham, Northumberland, NE47 9QS

Guide Price Lot One £25,000
Guide Price Lot Two £34,000

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Location

The property is located approximately 1 mile west of the Spartylea and is accessed from Black Way off the B6295 road.

The small town of Allendale is within easy reach of the property; with Hexham and Alston beyond.







THE PROPERTY

The land at Spartylea comprises two parcels of rough grazing land. The property is available for sale in two lots.

Lot 1 - Land at Blacklot: 11.19 acres or thereabouts (shown hatched red on the plan)

Lot 1 extends to approximately 11.19 acres (4.53 hectares) of rough grazing land. The property has stone wall boundaries and its own gated access. There is a stone barn located on this property together with the remains of a second barn and a lime kiln. Please exercise caution when viewing these buildings.

Lot 2 - Land at Thorneyknowe: 17.02 acres or thereabouts (shown hatched blue on the plan)

Lot 2 extends to approximately 17.02 acres (6.88 hectares) of rough grazing land. The property has stone wall boundaries and its own gated access.

METHOD OF SALE

The property will be offered for sale by public auction at The Crown at Catton, Hexham, NE47 9QS on Wednesday 20th April 2016 at 6.00pm prompt. The successful purchaser will be required to sign a binding contract immediately after the auction and pay a deposit of 10% of the purchase price by cheque drawn on a UK Clearing Bank or Building Society. Completion is to take place in accordance with the contract documentation.

ACCESS

The land is accessed from the public highway known as Black Way with both lots having field gate accesses directly onto the public highway.

BASIC PAYMENT SCHEME

The property is sold without the benefit of Basic Payment Entitlements.

BOUNDARIES

The properties are shown edged and hatched red and blue on the plan within these particulars for identification purposes only.

RIGHTS AND RESTRICTIONS

Lot 1: Is subject to a right of a property (which is not clearly defined on the Title) lying to the south of Swinhope Road to take water from the overflow and waste of the water supply on the property and to pipe the same to that property.

Lot 2: Is subject to a right of way in favour of the property known as "Clayhole Cottage" for the purpose of drawing water from a well situate on the property. The location of the well and the route of the right of way are not clear from the Title documents.

Lot 2 is also subject to a right of way and the right to construct and maintain a septic tank on the property for the benefit of neighbouring land.

The property is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements, quasi or reputed easements and rights of adjoining owners if any affecting the same and all existing or proposed wayleaves and all other matters registered by any competent authority subject to statute.

SPORTING AND MINERAL RIGHTS

All mineral rights are excepted in the sale of the property.

LEGAL DOCUMENTS

The contract of sale, memorandum of sale, conditions of sale and searches are available from the Agents upon registration.

MONEY LAUNDERING REGULATIONS 2007

At the fall of the hammer and before completion of the Memorandum of Sale, the successful Purchaser(s) will be required to provide proof of identity and current address to the Seller's solicitor.

PREPARATION FOR THE AUCTION

Before bidding at an auction a prudent buyer will:

- Read the Sale Contract.
- Inspect the property.
- Inspect the legal documents (including the Contract, Searches etc.).
- Check the accuracy of the sale particulars.
- Arrange any necessary finance for the deposit and purchase price.
- Take professional advice.

BIDDING AT THE AUCTION

Prospective purchasers are advised of the following:

- We may refuse to accept a bid.
- If there is a dispute over bidding, we are entitled to resolve it and our decision is final.
- Each lot is subject to a reserve price, unless otherwise stated.
- Where a guide price is given, it is not to be taken as an indication of the reserve price.
- Unfortunately we are unable to accept bids by telephone or bids by proxy. If you are unable to attend the auction in person and wish to bid, your solicitor can attend on your behalf having full undertaking and authority to exchange contracts on your behalf.

GUIDE PRICE

An indication of the Seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the Seller and auctioneer at the start of the marketing. As the reserve is not fixed at this stage and can be adjusted by the Seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate

definition). Both the guide price and reserve price can be subject to change up to and including the day of the auction.

RESERVE PRICE

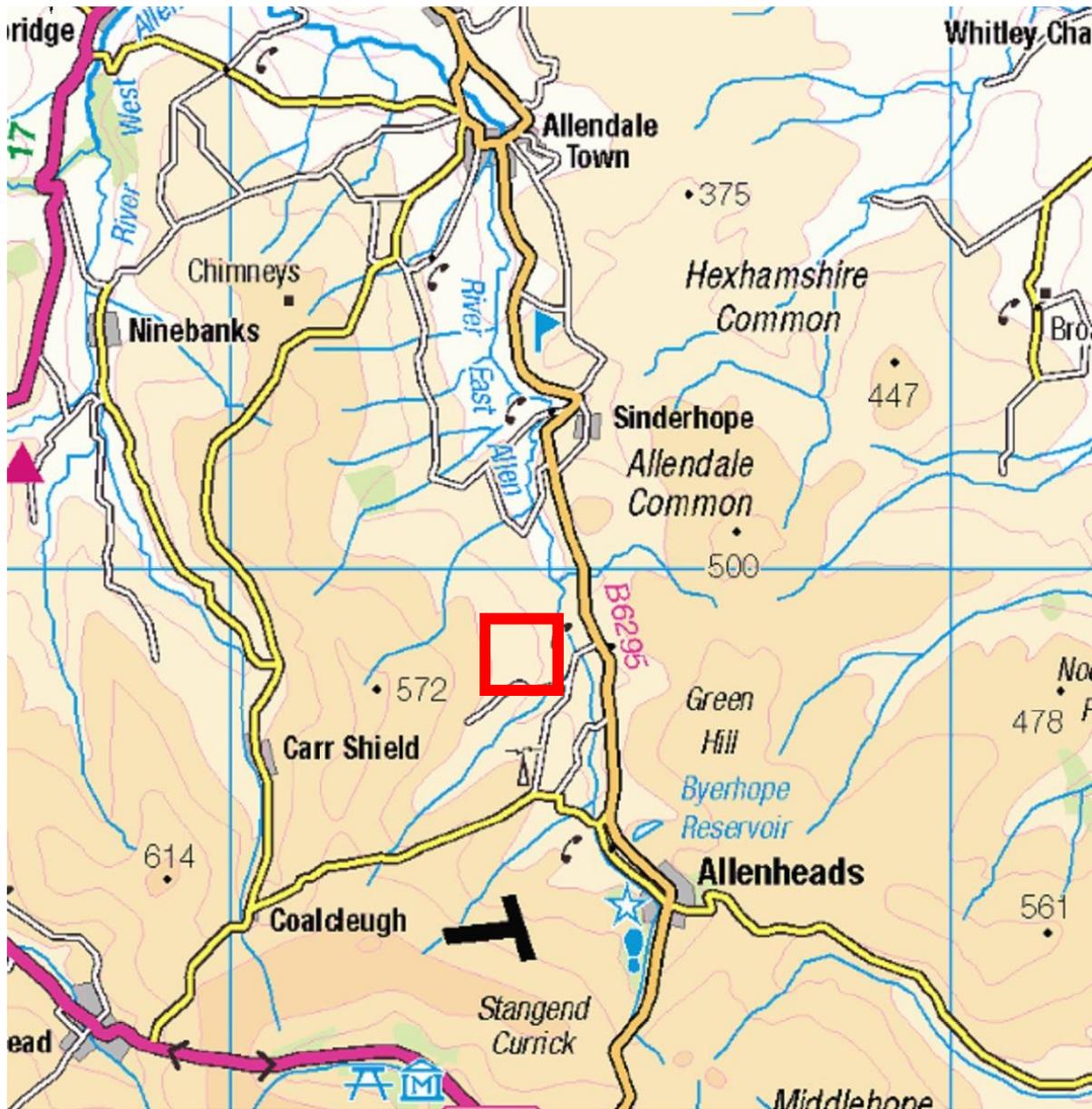
The Seller's minimum acceptable price at auction and the figure below which the Auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the Seller and Auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of the auction.

SALE PARTICULARS

We have taken reasonable care to prepare particulars that correctly describe the property. The particulars however, are based on information supplied by or on behalf of the Seller and we are not responsible for errors. The particulars must not be relied upon and do not form part of any contract between the Seller and the Purchasers. The plans shown in these particulars are for indication purposes only and prospective Purchasers should satisfy themselves as to the extent of the property from the information in the Legal Pack.

VIEWING

Viewing of the land is without appointment and can be at any reasonable time within daylight hours with possession of these particulars.



Directions

From Hexham take the B6305 to Allendale then follow the B6295 to Allendale. From Allendale continue on the B6295 to Spartylea. Upon reaching Spartylea turn right onto an unnamed road (opposite the Methodist Chapel). Continue down the hill and along the single track road; just after St Peter's former Schoolhouse take the right turn and continue onto Black Way. The properties are on the right as indicated by the George F White sale board.

From the A689

Turn right after the Cross Keys pub in Eastgate. Continue towards Rookhope. Continue through Rookhope following the road towards Allenheads. Upon reaching Allenheads turn right onto the B6295. Continue towards Spartylea. Upon reaching Spartylea turn left onto an unnamed road (opposite the Methodist Chapel). Continue down the hill and along the single track road; just after St Peter's former Schoolhouse take the right turn and continue onto Black Way. The property is on the right as indicated by the George F White sale board.

Due to scheduled road repairs the road from Spartylea to the property may be closed in which case follow the County Council yellow 'Diversion' notices.

Northumberland
Alnwick - 01665 603581

County Durham
Wolsingham - 01388 529579
Barnard Castle - 01833 690390

Yorks & North Lincs
Bedale - 01677 425301
Shiptonthorpe - 01430 876010

www.georgefwhite.co.uk