Land at Frenches Close

Prudhoe, Northumberland

youngsRPS

Land at Frenches Close, Prudhoe, Northumberland

- A block of productive arable land
- Suitable for equestrian use
- Located in the Tyne Valley
- In total extending to approximately 26.68 acres (10.79 hectares)

FOR SALE BY PRIVATE TREATY
AS A WHOLE OR IN TWO LOTS

LOCATION

The Land is located to the east of the popular town of Prudhoe and to the west of Greenside Village. The land is approximately 10 miles east of Newcastle-upon-Tyne city centre. It is shown identified by a red circle on the attached Location Plan.

DESCRIPTION

This is a good opportunity to acquire a productive block of arable land, located in the picturesque Tyne Valley. The Land is being offered for sale as a whole, as shown red on the attached sale plan. In total the land extends to approximately 26.68 acres (10.79 hectares) and is accessed from the public highway. The land is classified as being Grade 3 and is made up of loamy clayey soils and is capable of growing productive crops.

The land is available as a whole or in two lots.

youngsRPS
Alnwick 01665 606800

BREAKDOWN

	Acres	Hectares
Lot 1	6.01	2.43
Lot 2	20.67	8.36
Total	**26.68**	**10.79**

LOT 1
Lot 1 extends to 6.01 acres (2.43 hectares) and is currently sown down to grass. The access is through is to the west of the parcel. There is a water trough which is connected to mains water.

LOT 2
Lot 2 extends to 20.67 acres (8.36 hectares). Access is to the north of this parcel. There are two sets of electricity pylons crossing this field north to south.

SERVICES
Lot 1 is serviced by mains water.

BASIC PAYMENT SCHEME
Entitlements are available by separate negotiation on the basis that the purchaser will cover the vendor's costs in transferring these in the sum of £250 plus VAT.

ENVIRONMENTAL SCHEMES
Lot 1 and Lot 2 is part of a mid-tier Countryside Stewardship Scheme.

ACCESS
Access to the property is taken directly from the highway at the points marked 'A' as shown on the Sale Plan.

PUBLIC RIGHTS OF WAY
No public rights of way are present on the property.

MINERAL RIGHTS
All mineral rights are included in the sale in so far as they are owned.

SPORTING RIGHTS
All sporting rights are included in the sale in so far as they are owned.

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.

In particular, there are electricity pylons crossing lot 2.

CLAWBACK
The vendors wish to impose a clawback within the sales contract over the entire sale area amounting to 50% of any uplift in value on sale as a result of planning permission for purposes other than agriculture or equestrian use for a period of 25 years from the date of completion.

LEGAL FORMALITIES
Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of eight weeks from instructing solicitors, with completion fourteen days thereafter.

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

TENURE
Freehold with vacant possession on completion.

DIRECTIONS
From B6315 through Greenside Village take the Chopwell turning onto Lead Road. At Greenside Methodist Church, take the left onto Rockwood Road Hill, keep following this road onto Bradley Fell Road and the land will be to your right.

Alternatively use the postcode NE42 5NP.

VIEWING
Strictly by appointment with the selling agent, YoungsRPS on 01665 606800 (tom.oates@youngsrps.com).

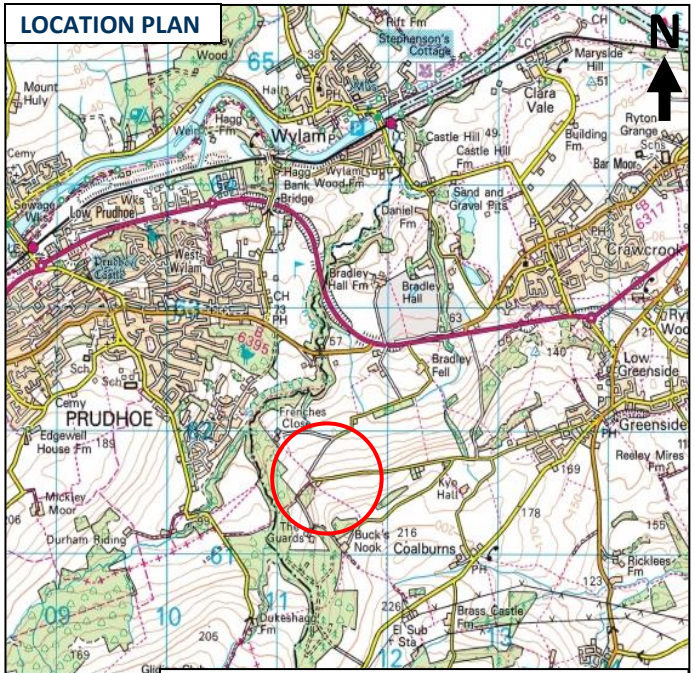
COSTS
Each party to bear their own costs.

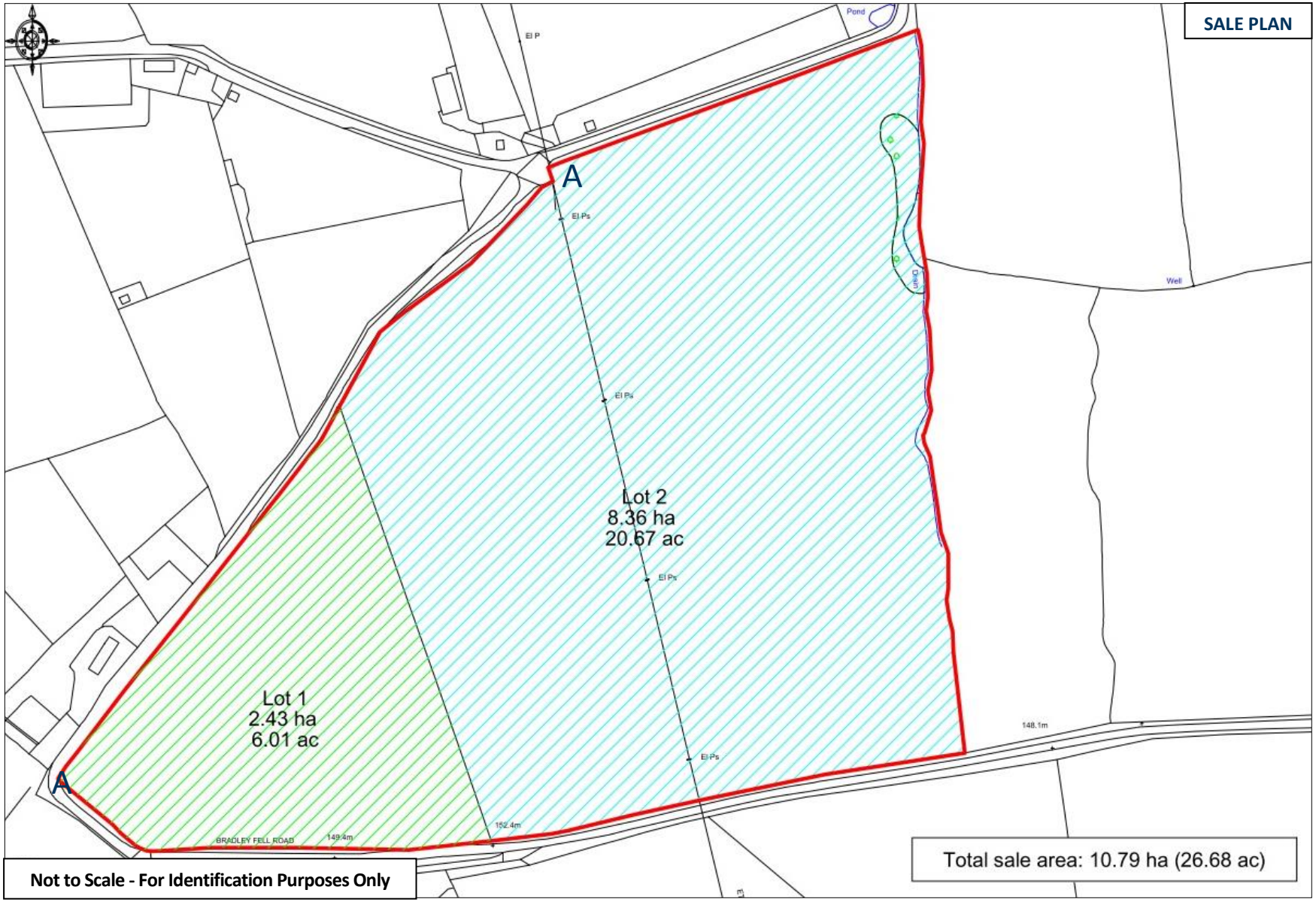
MONEY LAUNDERING REGULATIONS
The Purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchaser's passport, together with a copy of a recent utility bill as proof of residence.

LOCAL AUTHORITY
Gateshead County Council- Tel: 0191 433 3000

Particulars Prepared: September 2017
Photographs Taken: Lot 1: October 2017 & Lot 2: April 2017

LOCATION PLAN





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.

AMC AGENT

Tyne Valley & Cumbria:
Priestpopple, Hexham, Northumberland NE46 1PS
T: 01434 608980 / 609000
F: 01434 608920
mail.hexham@youngsrps.com

Northumberland & Borders:
Russell House, Greenwell Road, Alnwick NE66 1HB
T: 01665 606800 F: 01665 606801 mail.alnwick@youngsrps.com

www.youngsrps.com

Durham & North Yorkshire:
50 Front Street, Sedgefield, Co. Durham TS21 2AQ
T: 01740 622100
F: 01740 622220
mail.sedgefield@youngsrps.com