



Land at Lowick Hall Farm
Northumberland

youngsRPS 

Land at Lowick Hall Farm Lowick Northumberland

Offers in excess of £265,000

For sale as a whole by Private Treaty

An excellent opportunity to purchase a block of good arable land, located in close proximity to the village of Lowick, Northumberland.

The Land extends to 12.34 hectares (30.49 acres) and benefits from roadside access.

- Productive arable land
- Accessible location
- Roadside frontage
- Near to village centre
- Potential for conversion to grass/paddocks



Sedgefield 01740 622100



DESCRIPTION

An excellent opportunity to purchase a block of good arable land, located in close proximity to the village of Lowick, Northumberland.

The Land extends to 12.34ha (30.49 acres), benefits from roadside access and is shown in its entirety edged red on the Sale Plan.

The land is in good heart and is presented to the market in excellent condition. It is classified as Grade 3 Agricultural Land. It is of the Dunkeswick series soil type, which can be described as fine loamy over clayey soil and is most suitable to arable and grassland enterprises. The land is versatile and could easily be converted to productive grassland.

LOCATION

The land is situated in an excellent location with roadside access from Dryburn Road. The land is located less than 200m from the village of Lowick

The location is shown by means of a red circle on the Location Plan.

ACCESS

The land benefits from direct access off the public highway. Access is obtained from Dryburn Road at the point marked A on the Sale Plan.

LOTTING

The land is for sale as a whole. The vendor may consider lotting, subject to interest.

CROPPING

2018 - Winter Wheat

2019 - Winter Oats

2020 - Winter Wheat

BASIC PAYMENT SCHEME

The land has been registered for Basic Payment Scheme purposes, and the non SDA entitlements shall be transferred to the successful purchaser following completion.

The 2020 scheme year payment shall be retained by the vendor in full and the purchaser will indemnify the vendor against any penalties imposed following completion (until 31st December 2020) resulting from the purchaser's actions.

There will be no charge to the purchaser for YoungsRPS to effect this transfer.

ENVIRONMENTAL SCHEMES

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

PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way.

BOUNDARY LIABILITIES

The Vendor will erect a post and wire fence at the southern boundary on sale completion.

SPORTING RIGHTS

The Sporting Rights are included in the sale so far as they are owned.

MINERAL RIGHTS

The Mineral Rights are included in the sale so far as they are owned.

TENURE

The Vendor will require a right of holdover to harvest the current crop. Vacant possession will be given as soon as harvest 2020 is completed.

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.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations.

ACREAGES

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

VIEWING

Interested parties are to register interest with YoungsRPS and confirm the proposed viewing time. Viewing will then be permitted on foot during daylight hours with a copy of the sales particulars to hand.

Interest parties are to be aware the land is actively farmed and should bare this in mind with regards to health and safety.

LOCAL AUTHORITY

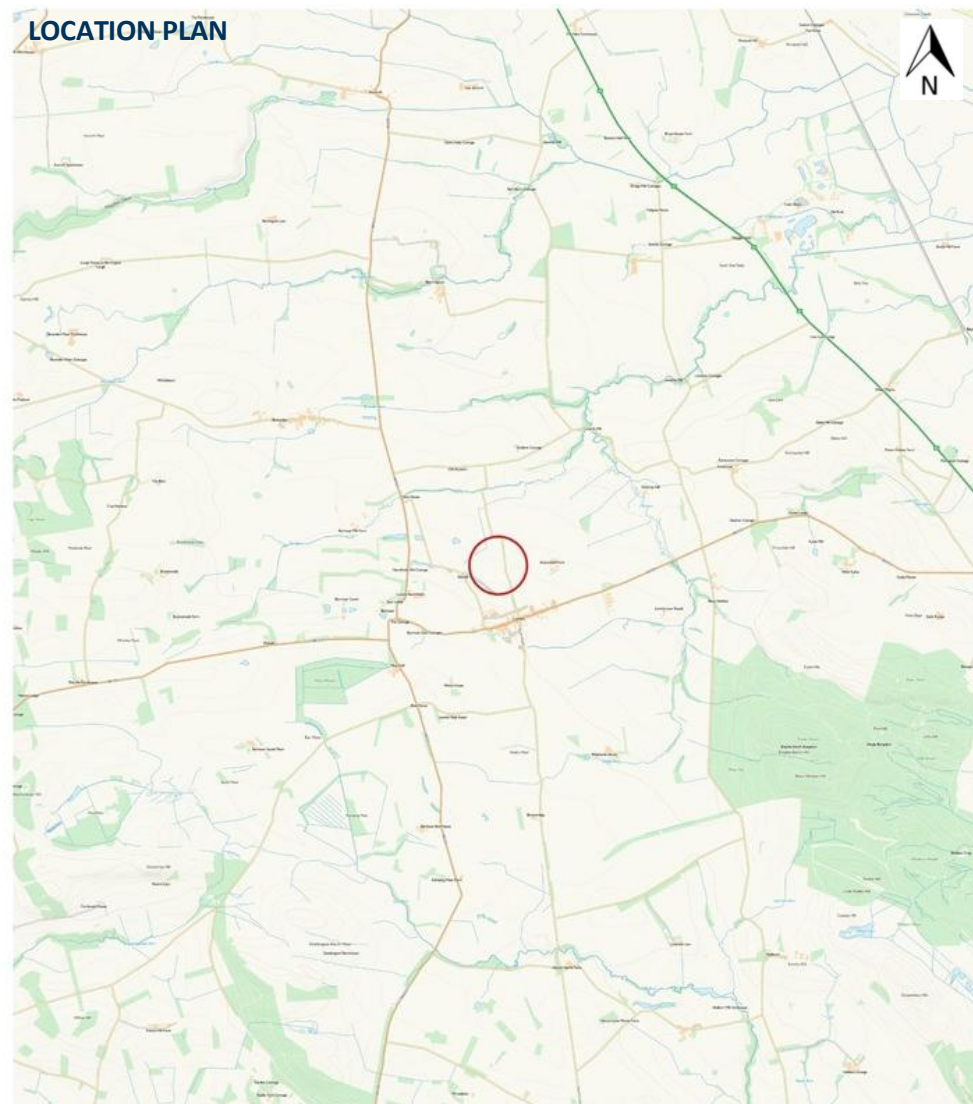
Northumberland County Council.

Telephone: 0345 600 6400

NOTES

Particulars prepared May 2020

Photographs taken April 2020



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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 these 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.



R201

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