



Land at Halton Lea Gate, Northumberland, CA8 7NE
Guide Price £300,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An opportunity to purchase a block of permanent grassland extending to 32.26 hectares (79.72 acres) comprising pasture and rough grazing with roadside access.

- 32.26 hectares (79.72 acres) Permanent grassland
 - Roadside access
 - Available as a whole
- Suitable for natural capital projects subject to obtaining the necessary consents

LOCATION

The land is located to the north of Halton-Lea-Gate in Northumberland. It is positioned approximately 7 miles to the south of Haltwhistle, 10 miles to the east of Bampton and 10 miles to the north of Alston.

What3words — dimension.fatigued.towns

ACCESS

The land is accessed from the single track road which leads north from the A689 (running from Lambley to Halton-Lea-Gate), this is marked 'A' on the Sale Plan. This leads into field NY6559 4938 and the parcels are accessed internally thereafter. NY6459 9044 is to the west of Hartly Burn and therefore the burn must be crossed to reach the field.



www.vickersandbarrass.co.uk

DESCRIPTION

An opportunity to purchase a block of permanent grassland extending to 32.26 hectares (79.72 acres) in total.

The land comprises of five parcels of permanent grassland, mainly used for grazing which are divided by Hartley Burn. Two thirds of the land falls within parcel 9044, to the west of the burn. This parcel is productive but is steep in places and can only be accessed by crossing Hartley Burn. The land to the east of the burn includes four smaller parcels which are used for grazing, the topography is gently rolling with a slope down to the watercourse.

The land may be suitable for a variety of alternative purposes such as regenerative agriculture, rewilding projects, natural capital benefits or biodiversity net gain subject to obtaining the necessary consents.

The boundaries are stock proof comprising post and wire fencing. The land does not have a mains water supply.



The land is classified as Grade 4 and is described as slowly permeable seasonally wet acid loamy and clayey soil.

LAND

Parcel	Hectares	Acres	Use
NY6559 4938	0.25	0.62	Pasture / Access
NY6559 4223	5.72	14.14	Pasture / Rough
NY6559 3336	3.34	8.25	Pasture
NY6559 2036	2.27	5.62	Pasture
NY6459 9044	19.83	48.99	Pasture/ Rough / Burn & Woodland shelterbelt
	0.85	2.10	River / Shelterbelt
Total	32.26	79.72	

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is subject to a Mid Tier Countryside Stewardship scheme which ends on 31st December



2027. Further details of the agreement can be obtained from the selling agent's.

DESIGNATIONS & PUBLIC RIGHTS OF WAY

The land is subject to public footpaths which cross all of the parcels, the routes are shown on the Sale Plan by a dashed orange line.

The land falls within the Disadvantaged Less Favoured Area.

EASEMENTS AND OUTGOINGS

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



SPORTING AND MINERAL RIGHTS

The mines and mineral rights and the sporting rights are excluded.

MATERIAL INFORMATION

With reference to data from the Environment Agency's Flood Warning Information Service there is a medium risk of flooding immediately surrounding Hartley Burn.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the



property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

The land to the west of Hartley Burn falls under Cumberland Council and the land to the east falls under Northumberland County Council.

NOTES

Particulars prepared – July 2025

Photographs taken – June 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.



Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property. Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries. The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters. The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

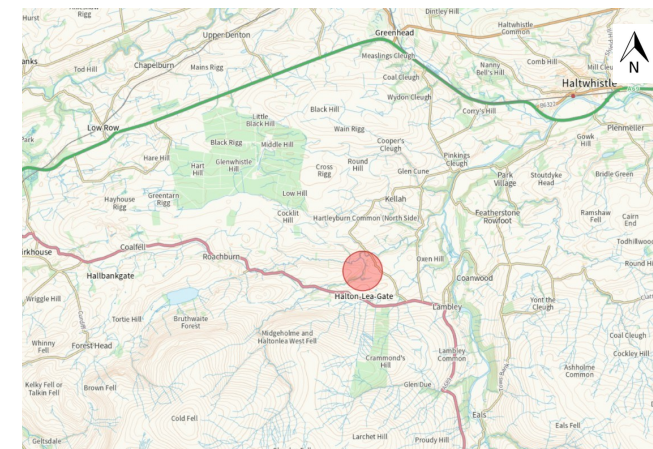
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

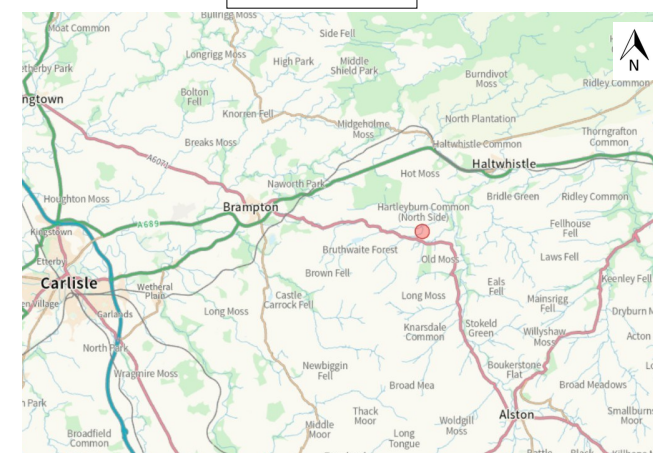




NOT TO SCALE—FOR IDENTIFICATION PURPOSES ONLY



Location Plans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

01388 730095

info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

01325 728084

darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



rightmove

OnTheMarket

ONE DOME

**Vickers
& Barrass**

Est. 1973

Land and Estate Agents