



## Land at Bradley Hall

Wylam, Northumberland, NE41 8JH

youngsRPS 

**Land at Bradley Hall  
Wylam  
Northumberland  
NE41 8JH**

**Guide Prices:**

**Whole: £550,000**

**Lot 1: £325,000**

**Lot 2: £225,000**

- Productive grade 3 Grassland
- Extending in all to around 26.27 hectares (64.93 acres)
- Accessible
- Well Located
- Investment Opportunities

**For sale by private treaty  
Available as a whole or in two lots  
freehold with vacant possession**

**youngsRPS** 

Hexham 01434 609000



## LOCATION

The subject property is located within the sought after Tyne Valley lying between the village of Wylam (3 miles to the north) and the town of Prudhoe (2 miles to the west). Newcastle upon Tyne is approximately 10 miles to the East.

## DESCRIPTION

The sale of land at Bradley Hall offers the potential to acquire a well located and conveniently size block of bare agricultural land. Currently the land forms the productive heart of an agricultural holding and would do the same again for any farmer wishing to add land to an existing business. Its accessibility and scale ensures that it would be a convenient addition to an existing business and could be farmed as part of a satellite operation. The nature of the land does offer scope for arable cropping whilst also offering a variety of alternative uses and investment opportunities.

The land as a whole totals approximately 64.93 acres (26.27 ha) of productive Grade 3 agricultural land. The land is currently sown to grass, having been recently reseeded and comprises predominately loamy and clayey soils which are typically associated with grassland and cereal production. The land in the main is flat albeit in parts is gently undulating and ranges from 50m to 60m above sea level. The fields are well

sized and open which are ideal for arable cropping. Moreover, the land's excellent access to the A695 ensures that it is highly accessible for large agricultural machinery to complement any commercial farming operation.

There is mains water running nearby the land, which benefits from stock proof boundaries, being post and wire fences and hedges. The hedgerows provide welcome environmental and amenity benefits as well as providing shelter.

Aside from the land's current use being productive grassland and its potential arable use; the location and nature of the land lends itself to a variety of alternative uses. For example the land is currently sown to grass and with hedgerows present, this does offer potential for any buyer to capitalise on any environmental schemes, be them via public (government) funding or via a private scheme such as biodiversity net gain, the lands proximity to major towns and developments does suggest that this would be a possibility, subject to the buyers' further investigations. Following in the same vein, the land's location and accessibility does suggest the potential for future residential development. Any potential should be judged by the buyer, however this "hope", whether in the long term or not is an attraction and

further adds to the investment opportunities which are otherwise associated with owning land.

More traditional alternative uses, such as equine are also a possibility, with the existing boundaries providing the chance for smaller field enclosures, whilst the immediate locality of nearby towns and their accessibility ensures that any horses and/or livestock could be easily managed.

## LOTING

The land is divided by an access road which serves a residential area and has a metalled surface. The road creates a natural division and consequently ensures the land is advertised for sale as a whole or in two Lots. Further lotting would be considered however any such lotting is by separate negotiation and enquires in this regard are encouraged as soon as possible.

### Lot 1

Lot 1 as shaded yellow on the plan comprises of 38.52 acres (15.58 ha) of bare land. Lot 1 is split into three distinct parcels and again offers the opportunity for a farmer to expand their current enterprise or for an equine and/or lifestyle purchase to acquire a useful parcel of accessible agricultural land.



Lot 1



Lot 1



Lot 1

## Lot 2

Lot 2 as shaded blue on the plan comprises 26.41 acres (10.69 ha) and offers the opportunity for a purchaser to acquire a useful individual block of bare land. This land would be ideally suited for a farmer wishing to expand their current enterprise or for a lifestyle and/or equine purchaser who is seeking to acquire a well sized, well located, and accessible parcel of land.

### GENERAL REMARKS & STIPULATIONS

#### Method of Sale

The Property is offered for sale initially by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded. Please direct expressions of interest to Harry Morshead MRICS.

#### Environmental Scheme

The land forms part of a wider Countryside Stewardship Agreement. Further details are available on request. The agreement can be split and transferred and/or terminated on completion. The monies payable for the Countryside Stewardship options on the land at present will be apportioned from the date of completion to the end of the scheme year on the proviso that the agreement is to be split and transferred. Any dealings with the RPA in splitting, transferring, or terminating the agreement will be dealt with by YRPS with costs of £300 plus VAT payable by the purchaser.



Lot 2

#### Basic Payment Scheme

The land is registered with the Rural Payments Agency. The Entitlements have been claimed by the Vendor for the 2023 season and any payment received as a consequence of the claim will be retained in full. The Purchaser(s) will be obligated to continue to manage the land in compliance with the scheme rules for the remainder of the calendar year and will be required to indemnify the Vendor from any breach or non-compliance.

#### Easements, Wayleaves and Third Party Rights

There is a right of way along the track to Bradley Hall with maintenance according to user. There is a public footpath which cross the land in lot 2.

Further details can be seen on the Northumberland Public Rights of Way plan. The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

#### Mineral and Sporting Rights

The mineral and sporting rights are included in the sale in so far as they are owned.



Lot 2

#### Services

At present there are no services connected to the land albeit mains water lies close by the entrance and along the access road.

#### 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

#### Local Authority

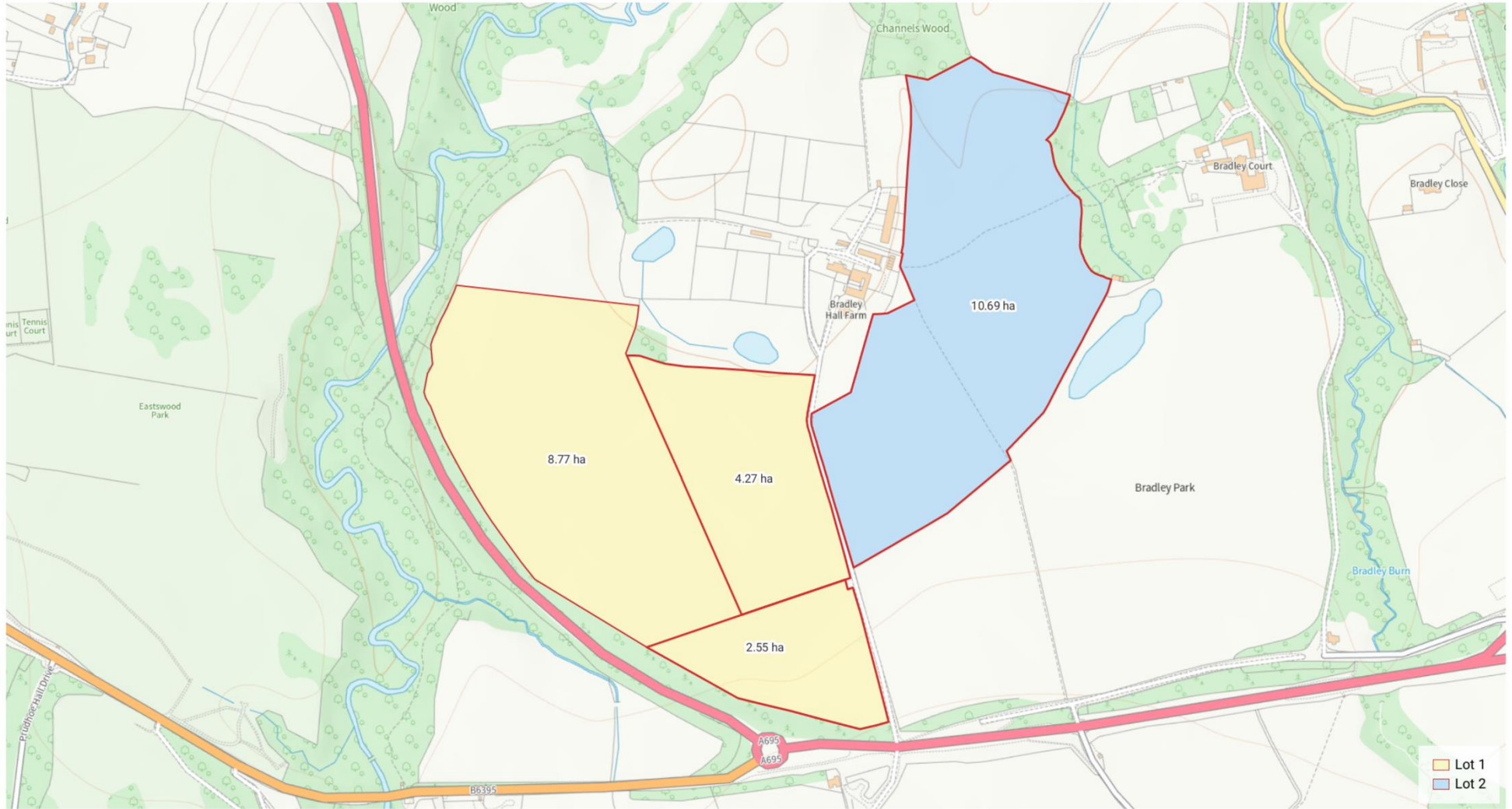
Gateshead County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

#### Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or [harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)  
Particulars Prepared: May 2023



Lot 2





**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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**NORTHALLERTON**

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Land Agency: 01609 781234

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**SEDFIELD**

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**NEWCASTLE**

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**HEXHAM**

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**HEXHAM MART**

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**DUMFRIES**

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