



Land at High House Farm

Land at High House Farm, Matfen, Newcastle Upon Tyne, NE20 0RG

youngsRPS 

**Land At High House Farm
Matfen
Newcastle Upon Tyne
NE20 0RG**

Guide Price: £695,000

- Productive Agricultural Land
- Accessible
- Primarily Arable Land
- Ring Fenced
- Roadside Access
- Central Tyne Valley Location
- As a whole approx. 39.09 ha (96.61 ac)
- Woodland circa 3.82 ha (9.45 ac)



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Hexham Office 01434 608980

LOCATION

The land at High House Farm is located in Northumberland's Tyne Valley and lies approximately 1.5 miles to the north of the B6318 (the Military Road). The village of Matfen lies 2.5 miles to the north west of the Land, with Corbridge 6 miles to the south west. The land is directly accessible from the main road.

DESCRIPTION

The sale of land at High House Farm, presents an opportunity to acquire a sizeable block of bare, primarily arable land located in an accessible, productive area. Lying just 2.5 miles south of Matfen and with excellent access to the Military Road, the land lies in the heart of Northumberland's sought after Tyne Valley.

The land totals approximately 39.09 ha (96.61 ac) and in the main is all ploughable. There is approximately 5.28 ha (13.06 ac) of permanent pasture and 3.82 ha (9.45 ac) of woodland. The remainder, being 29.98 ha (74.10 ac), at present is primarily sown down to winter bird feed crops and/or in herbal leys, with the exception of 3.90 ha (9.66 ac) which although suitable to plough is currently a productive meadow.

The land is currently farmed in hand by the vendors, with the grass land Let on a Grazing Licence which ends on 31 March 2025.

From the date of completion any monies due from the Grazing Licence will be apportioned to the buyer.

As an aside from the arable operation the vendor has a pig B&B business. Consequently the land has benefited from generous applications of pig manure as well as compound fertiliser and is therefore in excellent heart. The arable land is primarily south facing, the fields are well proportioned and in the main flat.

The land in its entirety is classified as being Grade 3. The land benefits from roadside access from two points with good internal access thereafter. There are two watercourses which cross the land providing a useful supply of natural water where required.

The nature of the land lends itself to a variety of enterprises, it is bare land and thus attractive with no capital requirement for a steading, therefore suiting a local farmer looking to expand an existing business. Equally it would suit a contract farming operation and/or could equally be readily let out, with both options ideal for an investor. The size and scale of this land provides the incentive to travel. The land's boundaries, where there is stock on the land, are stockproof albeit a degree of maintenance as with all boundaries would be beneficial. Much of this could be done via subsidised capital works. Moreover, the

presence of hedgerows on the arable land also suggests capital works could be utilised to improve these and fence where required.

The woodland is mature timber and primarily hardwood. It is at a point where it would benefit from either felling or thinning both of which provide an immediate and tax efficient income source for any buyer.

The presence of the woodland, the hedgerows and the two streams which cross the property add hugely to the amenity and environmental appeal of the land, all of which add both value in terms of well-being and the potential to capitalise on additional income streams.

The arable land is currently sown to herbal Leys and winter bird food, both of which provide an income via the Sustainable Farming Incentive. The agreement can and will be terminated on completion, however a buyer can re-apply and in theory reap the benefits of the input and establishment works already in place, without the cost.

A stockproof fence line will be erected within 4 weeks of completion between the points A and B, on the sale plan.



ENVIRONMENTAL SCHEMES

The land is subject to an SFI agreement however this can and will be terminated on completion, allowing a blank canvass for a buyer to do as they wish, with much of the establishment works having already been done.

SERVICES

The land is served by a natural water supply.

There are mains services, both electric and water, close by. Any interested parties should make their own investigations should they wish to make a connection to these mains supplies.

TENURE

The land is currently owned freehold and farmed in hand. There is a grazing licence on part of the land, which terminates at the end of March 2025.

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 and a recent utility bill as proof of residence.



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.

SPORTING AND MINERAL RIGHTS

The Sporting rights are included in the sale in so far as they are owned. The Mineral rights are owned by a third party.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

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.

There is a public footpath which crosses the land.

METHOD OF SALE

The Property is offered for sale initially by Private Treaty and as a whole. The vendor reserves the right to conclude the sale as they wish. Alternative Lotting maybe considered, and any enquires into such should be directed to the selling agent as soon as possible.



In any event all interested parties should register their interest with the selling agent to be kept informed as to how the sale may be concluded.

LOCAL AUTHORITY

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

VENDOR'S SOLICITORS

Williamsons Craig, Hexham
James Mackie

VIEWINGS

Viewings are by appointment only. Arrangements can be made by contacting selling agent being Harry Morshead on 01434 609000 or via email to:

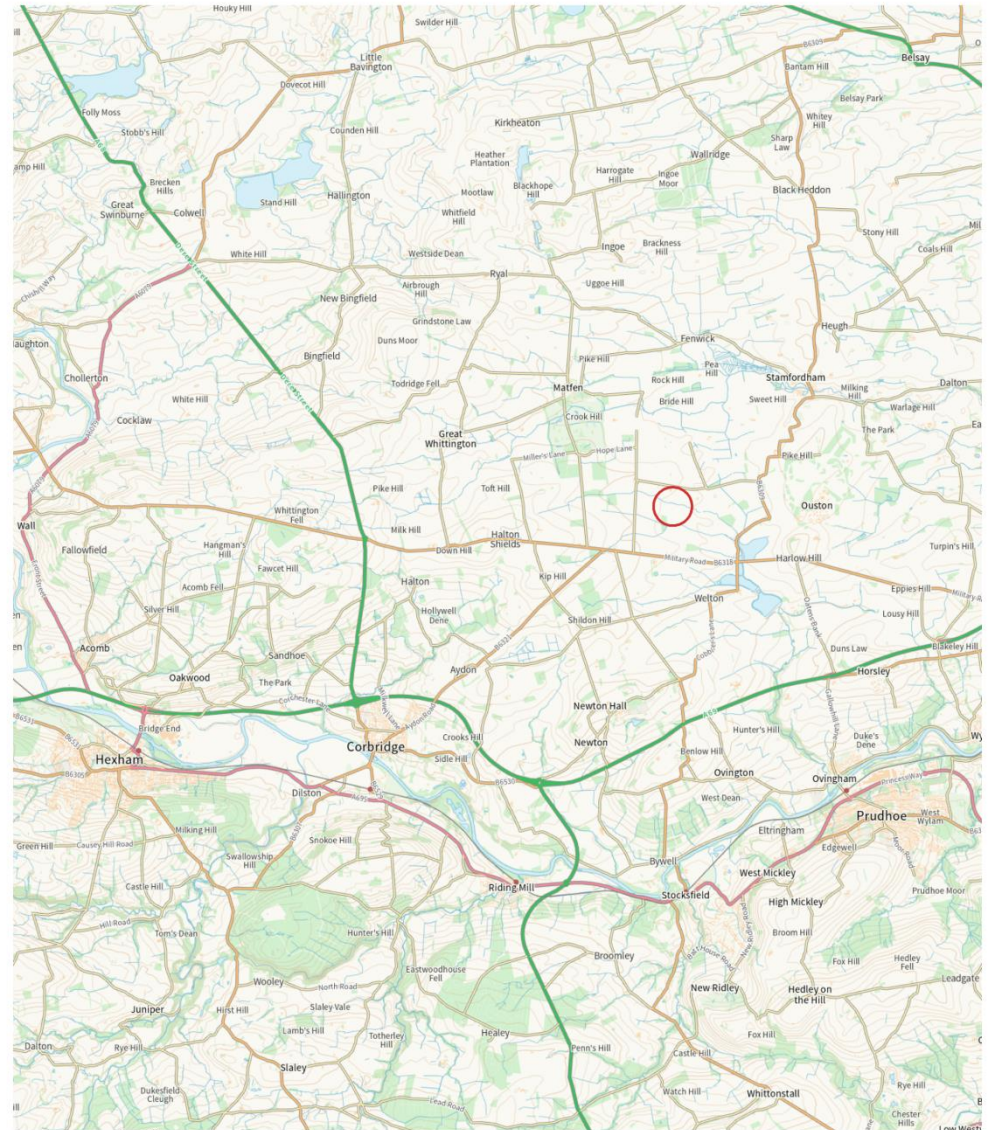
harry.morshead@youngsrps.com

what3words ///succumbs.newsprint.pinchess

Photographs Taken: July 2024

Particulars Prepared: July 2024







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.

Connect with us...    
www.youngsrps.com

NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD

General: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980

hexham@youngsrps.com

HEXHAM MART

General: 01434 609000

hexham@youngsrps.com