

An aerial photograph of a rural landscape in Northumberland. The foreground is dominated by a large, irregularly shaped field with a brownish, textured appearance, possibly due to dry vegetation or a specific type of soil. This field is bordered by a dark, winding path or road. To the right and in the background, the landscape transitions into greener, more typical agricultural fields, some with visible hedgerows. In the distance, a small cluster of buildings and a road are visible, set against a backdrop of rolling hills under a clear sky. The overall scene depicts a mix of natural and managed land.

Galbraith

COLDTOWN FELL

WEST WOODBURN, HEXHAM, NORTHUMBERLAND

COLDTOWN FELL, WEST WOODBURN, HEXHAM, NORTHUMBERLAND, NE48 2SZ

For Sale by Private Treaty as a Whole or in Two Separate Lots.

Hexham 20.2 miles ▪ Otterburn 4.5 miles ▪ Jedburgh 29.1 miles

What3Words: [///broadcast.chariots.adventure](https://www.broadcast.chariots.adventure)

- **Lot 1:** A Block of Permanent Pasture and Rough Grazing, Extending in Total to Approximately 126.32 Hectares (312.14 Acres).
- **Lot 2:** Agricultural Land Extending in Total to Approximately 4.72 Hectares (11.66 Acres).
- **As a Whole:** Agricultural Land Extending in Total to Approximately 131.04 Hectares (323.80 Acres).
- The Land may be suitable for a variety of uses including regenerative agriculture, rewilding projects, sporting and natural capital benefit, subject to obtaining relevant consents.

Galbraith

Hexham Business Park, Burn Lane,
Hexham, NE46 3RU
01434 693693
hexham@galbraithgroup.com

LOCATION

The Property is located adjacent to the A68, just north of West Woodburn in the county of Northumberland, approximately 20 miles north of the market town of Hexham and approximately 4.5 miles from the village of Otterburn, on the northern fringe of West Woodburn. The land is located within one block with part of the Property lying within Northumberland National Park.

DESCRIPTION

The sale of Coldtown Fell offers an exciting opportunity to purchase an attractive block of agricultural land which may be suitable for a variety of uses including regenerative agriculture, rewilding projects, sporting and natural capital benefit, subject to obtaining relevant consents.

The Property is offered for sale in two separate lots or as a whole.

LOT 1

The land extends in total to approximately 126.32 Hectares (312.14 acres) of Grade 5 permanent pasture and rough grazing. The soils comprise of slowly permeable, wet,

very acidic upland soils with a peaty surface. The land is located in the Northumberland National Park, excluding field 6364 which lies outside of the National Park Boundary.

There are some livestock handling pens located within field 6364.

LOT 2

The land extends in total to approximately 4.72 hectares (11.66 acres) of Grade 5 permanent pasture, including a boundary buffer of mature trees. The soils comprise of slowly permeable, seasonally wet, slightly acidic but base rich loamy and clay soils. The land lies outside of the Northumberland National Park boundary.

ENVIRONMENTAL SCHEMES

The land is entered into an Entry Level plus Higher-Level Countryside Stewardship Scheme. Further details are available from the selling agents.

The land is not entered into the Sustainable Farming Incentive.



BASIC PAYMENT SCHEME

The Property is registered with the Rural Payments Agency. The delinked payments will be retained by the Vendor.

RIGHTS AND EASEMENTS

The Property is sold subject to and with the benefit of all rights of way, whether public or private and any existing wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The Purchaser(s) will be held to satisfy himself or herself on all such matters.

- Coldtown Fell is located within CRoW Common Land.
- The unclassified road passing through The Property is designated as a Byway Open to All Traffic (BOAT).
- There is an existing easement crossing The Property for the benefit of a third party to access the reservoir located on Lot 1.

ACCESS

Lot 1: The Property is accessed from the Unclassified Road passing through the Property, then from field to field.

Lot 2: The Property is accessed from the public highway, then from field to field.

DEVELOPMENT OVERAGE

Lot 2 is sold subject to a development overage. The overage will be for any non-agricultural development and will run for a period of 25 years from the completion of the sale. The uplift payment will be 50% of the uplift in the land value over the agricultural value of the land at that time. Further details are available from the selling agents.

VIEWING

Coldtown Fell is available to view strictly by prior appointment with Galbraith, Hexham. Tel: 01434 693693. Email: hexham@galbraithgroup.com



METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in two lots. Offers should be submitted to Galbraith, Hexham Business Park, Burn Lane, Hexham NE46 3RU.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

SERVICES

The Property is serviced by a natural water supply.

TENURE AND POSSESSION

The Property is held Freehold with vacant possession being obtained on completion.

SPORTING RIGHTS

The sporting rights are included within the sale so far as the Vendors have title to them.

MINERAL RIGHTS

The mines and minerals are excluded from the sale.

LOCAL AUTHORITY

Northumberland County Council
- 0345 600 6400.
Northumberland National Park
- 01434 605555.

PLANS AND SCHEDULES

Plans and Schedules included within these particulars are based on information from the Rural Payments Agency and Ordnance Survey, to be observed for reference only.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

Coldtown Fell, West Woodburn			
	Field Number	Hectares	Acres
Lot 1	NY8788 6827	45.49	112.41
	NY8788 7840	15.45	38.18
	NY8888 5532	23.93	59.12
	NY8887 5686	20.66	51.05
	NY8887 6364	20.79	51.38
	Total	126.32	312.14
Lot 2	Field Number	Hectares	Acres
	NY8887 7246	1.15	2.85
	NY8887 7836	3.57	8.81
Total	4.72	11.66	

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. If there are matters of particular importance please raise this with us and we will try to check the information for you. 5. Particulars prepared October 2024. 6. Photographs taken October 2024.



