

LAND AT EARSDON WEST FOREST

Morpeth, Northumberland

Land at Earsdon West Forest, Morpeth, Northumberland

A highly accessible, ring fenced block of productive land and woodland extending to 204.01 acres (82.56 ha) or thereabouts

Morpeth 8 miles | Alnwick 13 miles | Newcastle 23 miles

- Good access and well-proportioned fields
- 161.60 acres of productive arable and ploughable grassland
- 38.49 acres of woodland with a mixture of well-established and newly planted amenity plantations
- For sale as a whole

DESCRIPTION

The Land at Earsdon West Forest is an excellent productive unit extending to approximately 204.01 acres (82.56ha) in a ring fenced block incorporating 7 principal fields. The land lies between 65m and 85m above sea level and enjoys excellent access from north and south via the adjacent A1 road.

The Land is classified as Grade 3 on the MAFF Land Use Capability Classification and falls within the Hallsworth Series of Soils. The fields are well laid out and of a generous size, easily accommodating modern farming machinery and are readily accessible.

The majority of the land was previously devoted to a rotation of oilseeds and cereals but was sown down to grass leys in 2017 and has since been managed intensively to produce high quality haylage crops. It is believed that this will have been beneficial in terms of soil structure and fertility and that the land will lend itself to the successful resumption of arable cropping if desired.

TENURE

The Land is freehold currently subject to a Grazing and Mowing Licence but is offered for sale as a whole with vacant possession from 30th September 2023.

Galbraith

16 Telford Court, Morpeth, Northumberland,
NE61 2DB
01670 331500
morpeth@galbraithgroup.com



WOODLAND AND CONSERVATION AREAS

While the majority of the farmland has been intensively managed, the Vendor has managed the woodland and fringe areas in the interests of conservation.

Over the past 20 years, a considerable area of new woodland has been established, supplementing the pre-existing streamside habitats. A diverse species mix has been used and these woodlands, field margins and pond add enormously to the amenity of The Property, as well as adding wildlife interest and sporting potential.

ENVIRONMENTAL AND WOODLAND SCHEMES

The Land is subject to a Countryside Stewardship Scheme Agreement commencing on 1st January 2022 and ending on 31st December 2026, producing around £8,531 annually.

The Land is also subject to a Higher Tier Woodland Management Agreement commencing on 1st January 2023 and ending on 31st December 2027, producing around £2,640 annually.

Any payments relating to the 2023 claim year will be retained by The Vendors. More information on the Countryside Stewardship Agreement and Higher Tier Woodland Management Agreement can be found in the Information Pack upon request.

BASIC PAYMENT SCHEME

The Land is registered with the Rural Payments Agency. Any payments relating to the 2023 claim year will be retained by The Vendors. Due to the impending changes to the regulations, no Basic Payment Scheme entitlements will be transferred to the Purchaser.

EWCO

In the last two years there has been some new woodland planting. More information is provided in the Information Pack upon request.

METHOD OF SALE

The Land is offered for sale by private treaty as a whole. However, practical lotting suggestions will be considered and prospective purchasers should make their interest known to the selling agents as soon as possible. The Vendor reserves the right to conclude negotiations by any other means.

DESIGNATIONS

The Land falls within a Drinking Water Safeguard Zone

(Surface Water) SWSGZ6012.

BOUNDARIES

Field boundaries are made up of fences and hedges. A great deal of new fencing has recently been undertaken.

SERVICES

Mains water is available at The Property. However, the Purchaser will be responsible for any Northumbrian Water connection charge.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting rights, fallen and standing timber are included in the sale in so far as they are owned.

The minerals are not included in the sale.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Property is being sold subject to the benefits 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.

A public footpath runs across The Land as shown by a grey dotted line, going north to south, over field parcels 9564, 9789 and 8989.

The proprietors of the dwellings at Earsdon West Forest have a right of access over the roadway hatched brown, subject to each being responsible for a share of the costs of repairing this roadway (with a one quarter share being borne by the proprietor of the Land at Earsdon West Forest). They also have rights over The Property in connection with drainage; more details are available in the Information Pack.

RESTRICTIVE COVENANTS

The Land is subject to overage provisions in favour of The Church Commissioners for 70 years from 15th September 2006 in relation to any change of use or development within Classes A1, A3, A4, A5, C1 or D2 of The Town and Country Planning (Use Classes) Order 1987 or for use as a petrol station or shop selling and/or displaying motor vehicles. Until 2036, The Church Commissioners are entitled to a 30% share of any uplift in value arising from any such change of use or development. From 2036 until 2076, this share will reduce to 15%

There is a Deed to The British Gas Corporation for a gas main under part of the Land to the west of The Property comprised in Title Numbers ND143591 and ND143606.

ENTRY

The date of entry will be by mutual agreement.

DIRECTIONS

If travelling from the north, turn left off the A1 Road where signposted for Amble, Acklington, Widdrington, and Chevington Moor, approximately 1 mile south of Felmoor Country Park on to the C115. Continue on the C115 for approximately 0.5 miles before turning left.

If travelling from the south, turn right off the A1 Road approximately 8 miles north of Morpeth at the signpost for Amble, Acklington, Widdrington and Chevington Moor. Continue on the C115 for approximately 0.5 miles before turning left.

WHAT.3.WORDS

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POSTCODE

NE61 3ES

LOCAL AUTHORITY

Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

VIEWING

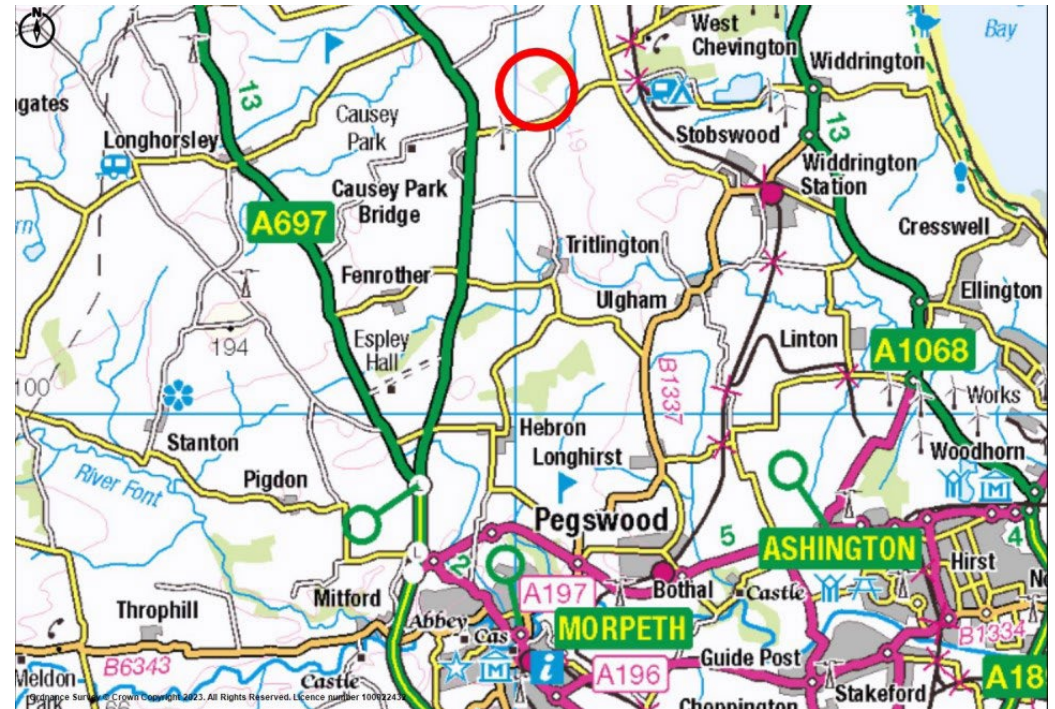
Viewings are strictly by prior appointment and only through the selling agents, Galbraith, Morpeth on 01670 331500.

HEALTH & SAFETY

The Property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

Photographs taken May 2023

Particulars prepared May 2023



ANTI MONEY LAUNDERING (AML) REGULATIONS

Galbraith is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on all purchasers. This requirement is absolute and must be satisfied before we commence work on your behalf. In order to comply with this requirement, Galbraith works in partnership with First AML, 'The UK's preferred AML solution'. Purchasers will be contacted directly by First AML via email, who will request all necessary identification documentation. If Purchasers cannot complete the request from First AML, please contact Galbraith at your earliest convenience to make other arrangements. Purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) identification or b) copies of the same certified and dated by an appropriate professional.

Failure to provide this information may result in an offer not being considered.

MORTGAGE FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Kitty Campbell on 01434 693693. Email: Kitty.Campbell@galbraithgroup.com

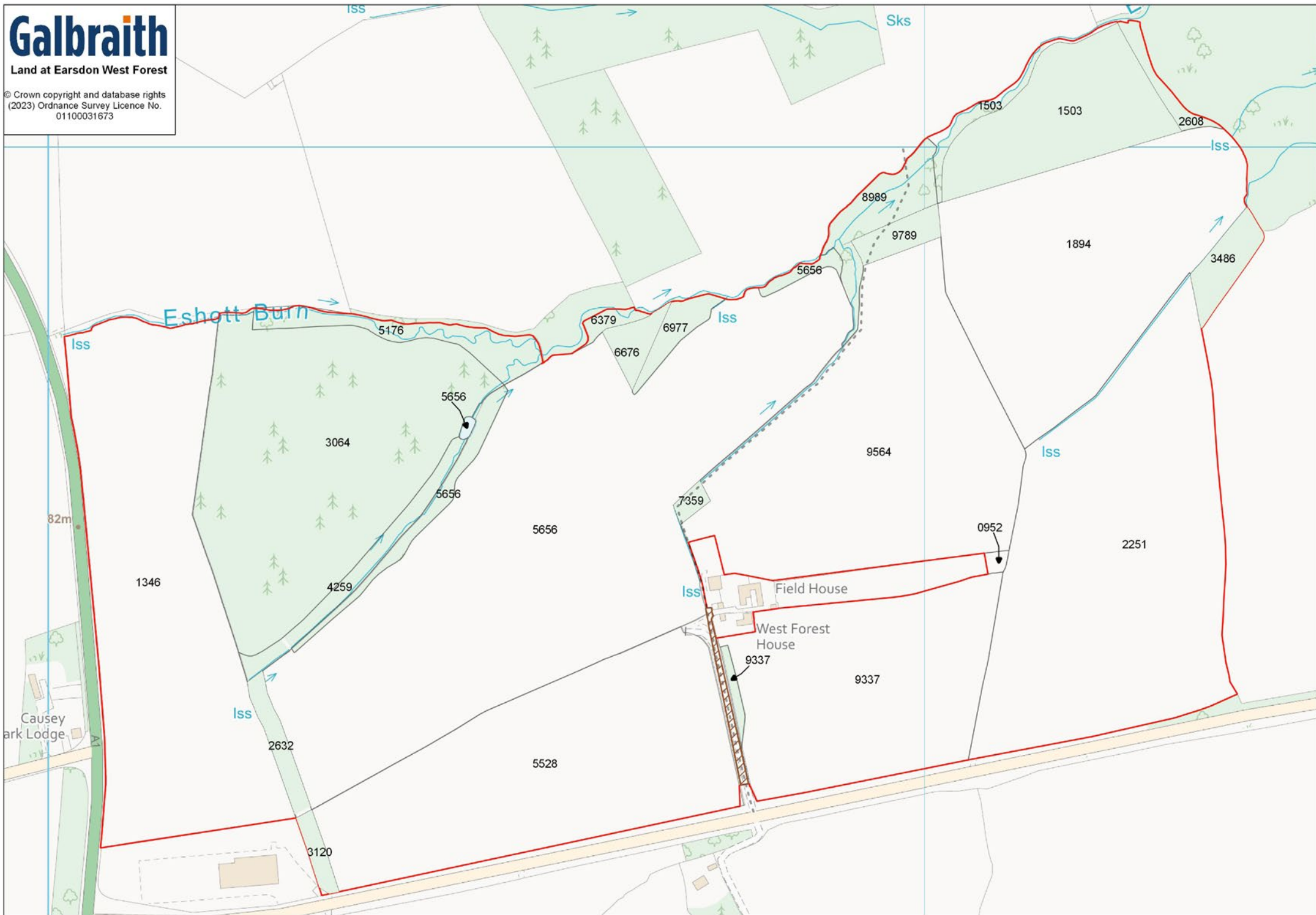
IMPORTANT NOTES

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. Closing Date. A closing date may be fixed. Prospective purchasers who have notified their interest to Galbraith, in writing, will be advised of a closing date, unless the Property has been sold previously. 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. Offers. Formal offers confirming if an offer is in relation to the whole, or a specific lot or combination of lots, together with proof of funding, should be submitted to Galbraith, 16 Telford Court, Morpeth, Northumberland, NE61 2DB. Tel: 01670 331500
5. Third Party Rights. The subjects are sold together with and subject to all existing rights of way, wayleaves and other rights whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

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Land at Earsdon West Forest

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