



## High Bracken Hill

Hexham, Northumberland NE46 2NL

Offers Over: £550,000

A rare opportunity to acquire a conveniently sized block of ring fenced agricultural property set within the heart of the Tyne Valley. The property comprises circa 40.94 ha (101.18 ac) of productive grassland, of which the majority is mowable and includes 12.36 ha (30.54 ac) of temporary grass. In addition, a semi redundant farm steading provides opportunities for stock housing/handling and has development potential, subject to the necessary permissions.

- Approximately 40.94 ha (101.18 ac) of grazing land
- Productive Agricultural Land
- Traditional Steading
- Ring Fenced
- Roadside Access
- Private Water
- Tyne Valley Location
- Circa 2.5 miles from Hexham

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## Description

The sale of High Bracken Hill provides a unique opportunity for a purchaser to acquire a ring fenced and conveniently sized block of productive agricultural land. The land is ideally located lying within the heart of the Tyne Valley and in a renowned livestock rearing area.

The land consists of approximately 40.94 ha (101.18 acres) of grassland of which 12.36 ha (30.54 acres) has been recently reseeded. This temporary grassland forms part of the approximately 27.90 ha (68.94 acres) of mowable land, the amount of which highlights the productive capabilities of the land.

In addition to the grassland there is a strip of under grazed woodland which provides useful shelter and amenity value.

The land in the main benefits from stock proof fencing, to complete this the purchaser will be required to erect a stock proof fence between points A and B on the red line plan.

Central to the land is a semi redundant farm steading, covering a GIA floor area of 230 m<sup>2</sup>. The steading mainly consists of traditional stone buildings which potentially lend themselves to a possible residential conversion. To this effect professional plans have been drawn up highlighting how a comfortable four bedroomed house could be achievable.

Any residential development/change of use would be subject to the necessary consents and to this regard any interested parties are encouraged to make their own enquiries.

The land's size and location provides an ideal opportunity for a farmer who is looking to expand their current enterprise. Furthermore, the land's location in an area where availability of such is scarce could be an attractive proposition for a lifestyle/investment buyer who may be attracted by the development potential of the steading, with the value of a rental return on the land being a useful additional benefit.

**N.B. A detailed red line plan of the sale land is available on request and/or on the website at [www.youngsrps.com](http://www.youngsrps.com)**

## Clawback

The area hatched pink on the plan will be sold subject to a clawback. The clawback will assume that access is achievable and will ensure that the vendor will be entitled to 50% of any uplift in value as a result of the grant of planning permission and/or prior approval for any use, with the exception of an Agricultural stock or store building, and will be for a period of 25 years.

**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.

## Location

High Bracken Hill is located approximately 2.5 miles to the south west of Hexham, lying just west of Hexham Racecourse. The land is accessible from the Yarridge road and internally thereafter.

## Sporting Rights

Included in the sale in so far as they are owned.

## Easements and Wayleaves

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and other rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority subject to statute.

## Subsidies

The land is registered on the Land Parcel Identification System and is designated as being disadvantaged. The Basic Payment is claimed by a third party on all of the eligible land within the sale. The entitlements (non SDA) will be available by separate negotiation, with YoungsRPS fees of £300 plus expenses and VAT for these negotiations and subsequent transfer will be payable by the purchaser.

## Costs

Each party to bear their own legal costs.

## Local Authority

Northumberland County Council.

## Viewings

Strictly by Appointment with the Agents.

## Contact

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