



Land at Brocksbushes
Stocksfield, Northumberland, NE43 7UB

youngsRPS 

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Guide Price: £950,000

A unique and rare opportunity to purchase a highly productive block of Grade two/three arable land located within the heart of the Tyne Valley. Extending to 38.15 hectares (94.25 acres), the land has been historically well managed, is of a convenient size and benefits from excellent access.

The land is available as a Whole, for sale by Private Treaty.

- Highly productive block of arable land
- 38.15 hectares (94.25 acres)
- Roadside frontage
- Accessible location

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YoungsRPS 01434 609000



LOCATION

The land is located directly to the north of the A69 to the east of Corbridge and the west of the A69 roundabout which meets the A68. Situated approximately 6 miles to the east of Hexham and 20 miles to the west of Newcastle upon Tyne.

The land is not situated within any specific designations but does fall within the Greenbelt.

DIRECTIONS

Exit the A69 at Brocksbushes/A68 roundabout and head west on the B6530 (signposted to Corbridge on the roundabout), after 0.8 miles turn right, signposted to Aydon and follow this single track road for 0.5 miles, turning right into the land entrance just after the A69 flyover. The access point is marked A on the Sale Plan.

What3Words: ballroom.saved.prowling

DESCRIPTION

The land comprises 3 highly productive arable parcels extending to 38.15 hectares (94.25 acres) in total. The land is available as a Whole, for sale by Private Treaty.

The land benefits from roadside frontage and a hardstanding area at the field (4042) entrance. The land has been in arable rotation for many years, the previous cropping is shown in the field schedule. The topography is relatively flat with a gentle slope to the south.

With reference to Soilscales, the land is described as free draining, slightly acid loamy soil. The land is classified as Grade 2 and Grade 3 in accordance with the Provisional Agricultural Land Classification.

ACCESS

Access is obtained from the north west corner of parcel 4042 entering the field onto a hardstanding area, and a grass track leads along the northern boundary of each parcel, to provide access.

FIELD SCHEDULE

Field No.	Ha	Acres	Cropping 2022	Cropping 2021	Cropping 2020
NZ0164 4042	11.26	27.82	Winter Wheat	Oil Seed Rape	Winter Wheat
NZ0164 7052	12.73	31.45	Winter Wheat	Oil Seed Rape	Winter Wheat
NZ0264 0360	14.16	34.98	Oil Seed Rape	Winter Wheat & Fallow	Spring Wheat & Fallow
Total	38.15	94.25			

BASIC PAYMENT SCHEME

The land has been registered for Basic Payment Scheme purposes, and is classified as being Non-SDA. The occupier has submitted a 2022 BPS claim and for the avoidance of doubt will be retaining the payment in full. The purchaser will indemnify the vendor against any penalties imposed following completion until the end of the scheme year (from when completion occurs) resulting from the purchaser's actions.

The Non-SDA entitlements shall be transferred to the successful purchaser following completion. YoungsRPS will undertake the transfer for £250 plus VAT which will be met by the purchaser.

COUNTRYSIDE STEWARDSHIP

The land is not subject to any Environmental Stewardship, Countryside Stewardship or similar schemes.

PUBLIC RIGHTS OF WAY

The land is not subject to any public rights of way but there is a public footpath which runs adjacent to the northern boundary.

MINERAL RIGHTS

Mineral rights are reserved to a third party and are therefore not included in the sale.

EASEMENTS AND WAYLEAVES

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) effecting the same and all matters registerable by any competent authority pursuant to statute.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instructing solicitors, with completion 7 days thereafter.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

TENURE

The land is available freehold with vacant possession on completion.

VIEWINGS

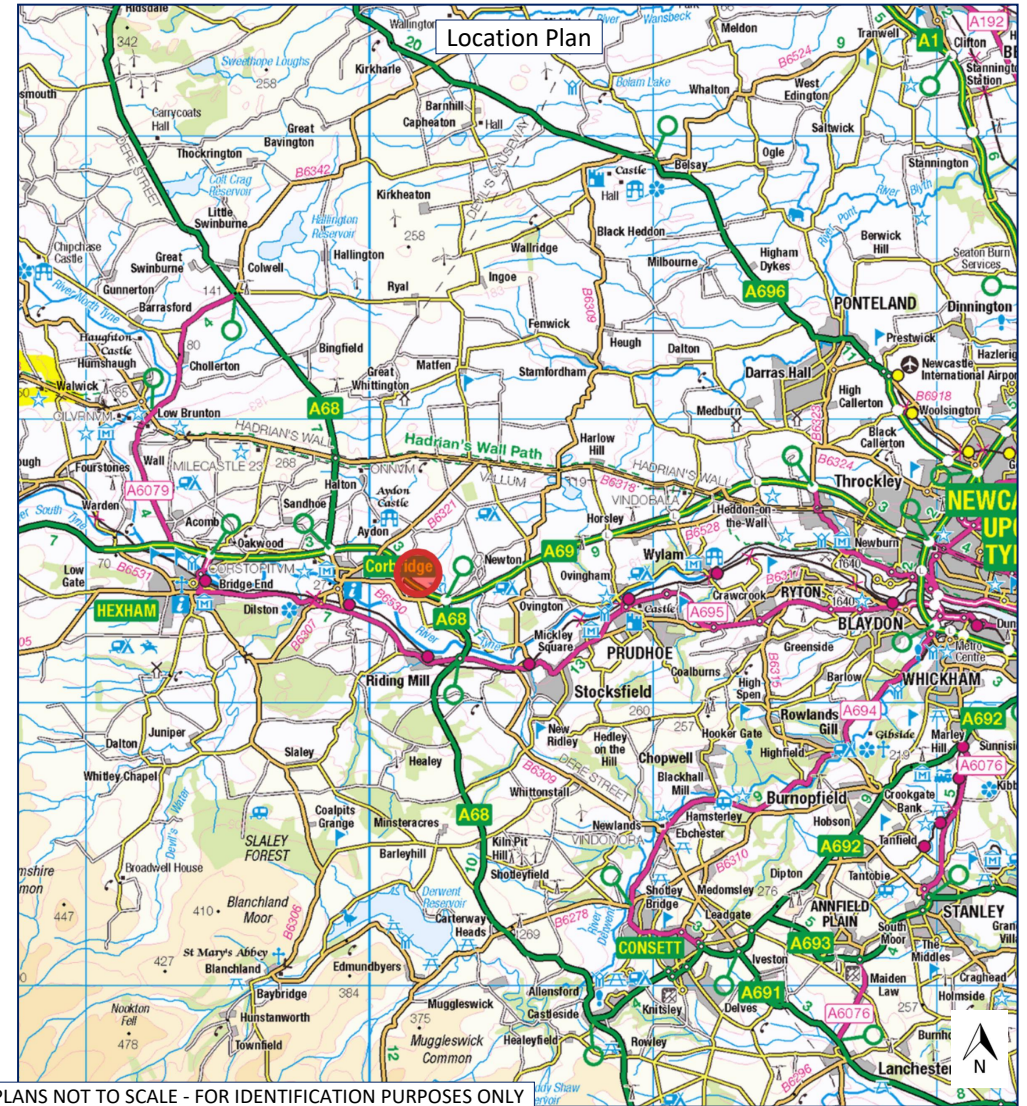
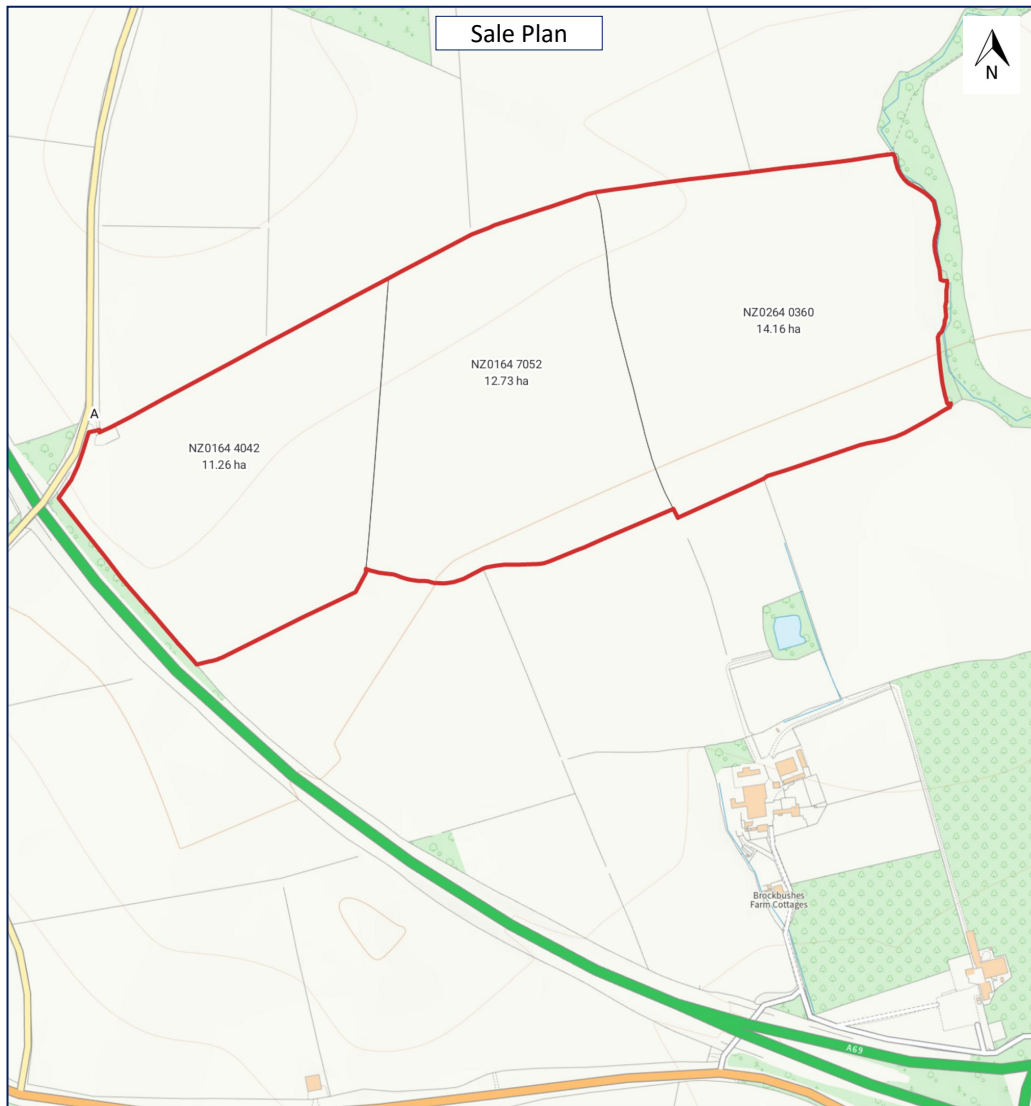
Viewing is strictly by appointment, arrangements can be made by contacting YoungsRPS Hexham on 01434 609000.

LOCAL AUTHORITY

Northumberland County Council 0345 600 6400.

NOTES

Particulars Prepared - April 2022
Photographs taken - May 2022



PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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.



R201

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