



Land at Hooker Gate

Rowlands Gill, Gateshead, NE39 2BY

youngsRPS 

Land at Hooker Gate, Rowlands Gill Gateshead NE39 2BY

Guide Price: £75,000

An excellent opportunity to acquire a productive block of land comprising a single grass field and mixed broadleaf woodland with roadside access extending circa 9.05 acres (3.67 hectares).

- 9.05 acres (3.67 hectares)
- Productive Grassland
- Mature Woodland
- Equine Potential
- Roadside Access
- For Sale by Private Treaty



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Youngs Hexham 01434 608980

LOCATION

The property is situated between High Spen and Highfield within the borough of Gateshead. The land lies to the west of Spen Lane, being an unclassified public highway, behind Robson Terrace. The property lies approximately 7 miles southwest of Newcastle Upon Tyne.

What3Words: upwardly.overhead.purifier.

DESCRIPTION

The land at Hooker Gate extends to 9.05 acres (3.67 Ha) and provides a productive grass field and a block of mixed woodland. The grassland extends to approx. 6.28 acres (2.54 Ha) and offers productive grazing and mowing land suited for agricultural and equestrian uses. The woodland to the west side of the property is a mixed woodland with mature broadleaf species and extends to approx. 2.78 acres (1.13 Ha)

ACCESS

Access to the land is taken directly off the public highway via Robson Terrace.

BASIC PAYMENT/ENVIRONMENTAL SCHEMES

The land is registered with the Rural Land Register for Basic Payment Scheme Purposes. For the avoidance of doubt there are no BPS entitlements included in the sale. The land is not entered into any Environmental Schemes.

SERVICES

The land does not currently have a mains water supply. It is understood there is mains supply in the adjacent highway. Interested parties are to make their own investigations on the availability of the water supply.

TENURE

The land is available freehold with vacant possession available on completion.

PUBLIC FOOTPATHS

The property is crossed by two public footpaths as per the route shown on the provided plan.

SPORTING/MINERAL RIGHTS

We understand the mineral rights are reserved to a third party and therefore are not included in the sale. The sporting rights are included in the sale insofar as they are owned by the vendor.

EASEMENTS & WAYLEAVES

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

MONEY LAUNDERING REGULATIONS

The successful 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.

VIEWINGS

Viewing are by appointment only and arrangements can be made by contacting YoungsRPS Hexham on 01434 608980

LOCAL AUTHORITY

Gateshead Council

CLAWBACK

The sale is subject to a clawback in favour of the vendor (and successors in title) in respect of any non-agricultural development, excepting equestrian or forestry development, where 50% of the uplift in value as a result of the grant of planning permission for alternative uses is to be paid to the current vendors within a period of 25 years from the date of completion.

CONTACT

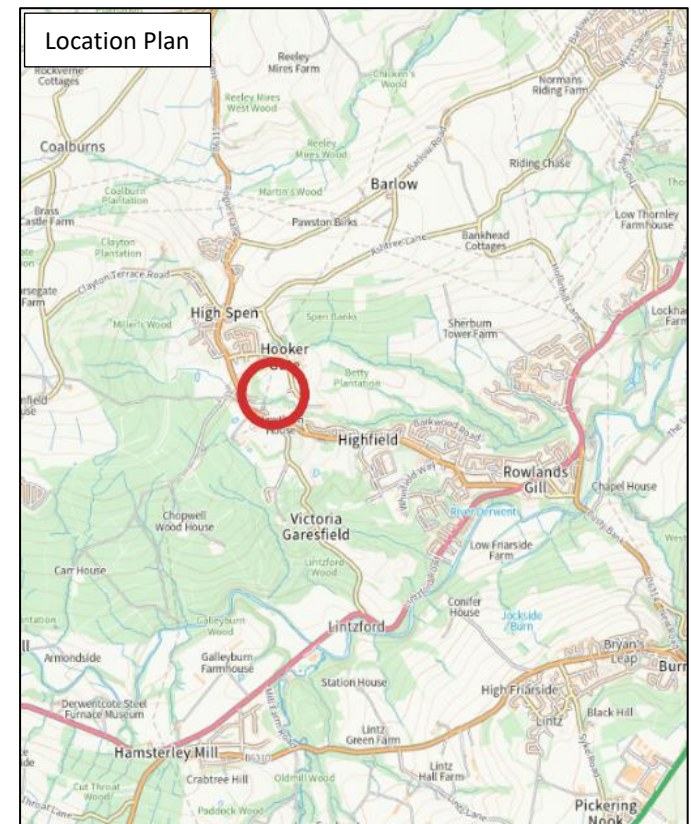
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NOTES

Particulars Prepared – September 2022

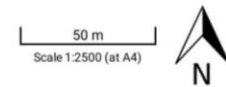
Photos Taken– September 2022





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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.



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