



Lot 2

**Land at the Highlander Inn**  
Higham Dykes, Belsay, Newcastle-upon-Tyne, NE20 0DN



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Higham Dykes  
Belsay  
Newcastle -upon-Tyne  
NE20 0DN**

**Guide Prices:**

**Lot 1- £120,000**

**Lot 2- £100,000**

**As a whole- £220,000**

Approximately 21.72 acres (8.78 ha) of agricultural land, split into three distinct parcels. The land provides the basis for a range of possible uses including a small holding, equestrian and diversification all set within an accessible and sought-after location.

- Agricultural Land
- Pony Paddocks
- Diversification Potential

**youngsRPS** 

Hexham 01434 609000



## DESCRIPTION

The sale of the land at the Highlander Inn provides a purchaser with an opportunity to acquire approximately 21.72 acres (8.78 hectares) of bare pastureland. The land is well located and accessible, lying adjacent to the A696 and being just 3 miles from Belsay and 5 miles from Ponteland.

As a whole the land offers the opportunity of a variety uses. It is ready made for equestrian and/or small holder users with well sized fields which consist of two smaller paddocks and one larger field, which in its past has itself been split with historic boundaries still present.

The land is serviced via a natural water supply. Historically a mains supply has been utilised however this was shared with the nearby pub. The restoration of this and/or an alternative mains supply would need to be investigated by the buyer.

It is assumed that there is a mains electric supply nearby with telegraph poles and an electric line crossing the property. Connectivity to this would need to be investigated by the buyer

The land's current and traditional use is Agriculture. The larger field (Lot 1) is currently grazed albeit it's locality, flat and accessible nature does suggest it may plough, subject to obtaining any necessary consents. Whilst the two paddocks (Lot 2) which lie to the north of the road are annually cut for silage.

The land is located in an area where land sales are scarce and especially those of a convenient size. The proximity of the land to popular towns such as Belsay, Stamfordham and Ponteland as well as Newcastle -upon -Tyne ensures that it is highly accessible and offers an easy escape from urban life.

## LOTING

**Lot 1** – As shaded blue, comprises of 13.20 acres (5.34 ha) of agricultural land. Predominantly flat in nature and benefiting from good access to a public highway. The land historically has been

split into smaller parcels and would do so again if preferable to the buyer. At present though it is a well sized field which would be a useful addition to an established agricultural business.

**Lot 2** – As shaded red, consists of two handy sized agricultural fields to total 8.52 acres (3.44 ha). Currently utilised as mowing ground, they would though make ideal pony, paddocks and/or a small holding aided by their dual access and their natural split.

Further lotting maybe considered however any such enquires should be made direct to the selling agent and at the earliest stage possible.

## LOCATION

The land lies either side of the A696 and is located approximately 3 miles Southeast of Belsay and 5 miles Northwest of Ponteland. Newcastle upon Tyne is approximately 12 miles to the Southwest.

## SPORTING RIGHTS

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

## MINERAL RIGHTS

Included in so far as they are mineral rights are owned.

## CLAWBACK

A clawback will be placed over the land in its entirety and will be triggered if planning permission is granted for any change of use other than equine. The clawback will run for a 25-year period from the date of completion and will be calculated on the uplift in value as a result of such a planning permission. The uplift in value will be split 60:40 (Purchaser: Vendor) or their successors in title and at the appropriate time will be calculated by an independent MRICS valuer.

## 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.

There is a septic tank located adjacent to Lot 1. The user of this tank has rights to access the tank and its apparatus/pipes (as indicatively shaded brown on the plan) for repair, renewal, and maintenance purposes. Subject to remedying any damage done to the land whilst exercising these rights.

## VAT

The property is VAT registered; therefore VAT will be payable in addition to the purchase price. Interested parties should make their own enquires as to how and if this can then be relievable.

## MEASUREMENTS

The areas have been assessed in accordance with Ordnance Survey data. Interested parties should satisfy themselves in regard to areas and distances as appropriate.

## MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving license or a recent utility bill as proof of residence.

## LOCAL AUTHORITY

Northumberland County Council.

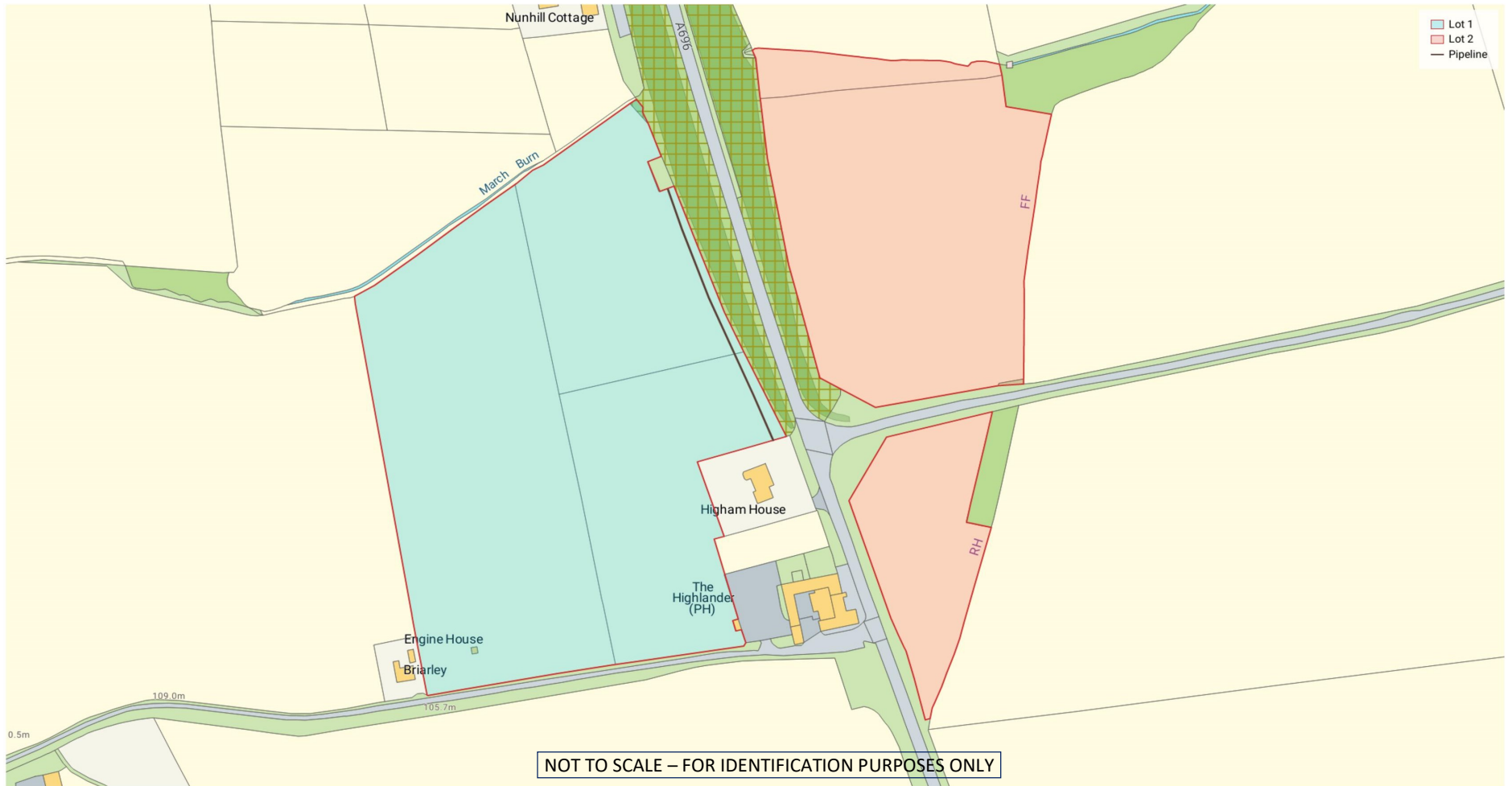
## VIEWINGS

Strictly by Appointment with the Agents. Tel: 01434 609000.

## CONTACTS

Hexham: Harry Morshead  
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**SALE PLAN**



**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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