



Land at Swallowship Hill
Hexham, Northumberland, NE46 1TS



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Guide Prices:

Whole: £950,000

Lot 1: £775,000

Lot 2: £175,000

- Productive Grade 3 Agricultural Land
- Well Managed and Productive Grassland
- Extending in total to 65.17 hectares (161.05 acres)
- Commercial and Amenity woodland
- ¾ mile stretch of river frontage
- Well located
- Diversification/ Investment Opportunities

For sale by private treaty

Available as a whole or in two lots

youngsRPS 

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LOCATION

The land is situated in the heart of the Tyne Valley, in the gateway to the famed "Hexhamshire" and lies approximately 2.5 miles to the south of Hexham and 3.5 miles to southwest of Corbridge. The land is readily accessible with multiple access points to the public highway and in turn the areas major transport links. The markets for the commodities which the property may generate are therefore within easy reach, be they forestry or agriculture, or in terms of diversification, tourism.

DESCRIPTION

The land at Swallowship Hill, represents a rare opportunity to acquire a sizeable rural property. Comprising of a significant block of productive Grade 3 agricultural land, a large parcel of woodland comprising both commercial and amenity timber and a circa 3/4 of a mile stretch of river, it is a unique plot. The property totals approximately 161.05 acres (65.17 hectares). The agricultural land comprises approximately 128.19 acres (51.86 ha) of grassland.

Currently the land is utilised for grazing and mowing; the majority is cut and yields a productive crop. The land is currently sown down to grass, though it is understood that in

its past, part has been ploughed. It would be well suited for arable cropping, with the land being predominately flat well-proportioned fields, enabling both an early growth and easy access for large modern machinery.

The land has been well managed and maintained with regular applications of lime and organic matter, with the latter being again spread this year. The property benefits from stock proof boundaries which comprises in the main of post and wire fences as well as mature hedgerows, the latter providing excellent protection for stock and which complement the shelter provided by the adjacent woodland. The land benefits from roadside access at various points, with good internal access thereafter. The fields are all watered either by natural sources or off the mains supply.

The land's current use is that of agriculture with the land let on seasonal grazing licences. Its nature does however lend itself to a variety of enterprises be they agricultural or not. Within agriculture the productive, well sheltered pastureland is ideal for grazing, however it could as easily lend itself to arable cropping. Both uses would suit a nearby farmer and/or one from further afield be they a individual farmer or an investor with a scale of land providing the farmer with the

incentive to travel.

The productive nature of the land, with excellent access and proximity to the major road networks also suggests forestry would also suit the land. Evidence of this is presence of productive commercial forestry which borders the land on its eastern and northern borders.

The ability to utilise the land in such a productive manner, provides the ideal incentives for any purchasers who may be wishing to acquire the land not only for the immediate benefits it could produce but also for investment and/or environmental benefits which owning land can attract.

Aside from any new woodland plantings, there is already existing woodland on the property, some of which is commercial in nature. The presence of the commercial timber provides the opportunity for an immediate income (subject to the necessary consents) whilst the presence of the amenity woodland and the hardwoods, not only provides amenity value, but also adds sporting and environmental value.

The Devils Water river meanders along the northern boundary of the land. Aside from the obvious amenity value



the river adds to the property, it also adds sporting value. There is a noted pool on this stretch of river where salmon do lie, particularly late in the season, whilst there are also sea trout and brown trout which run the river.

The sporting value element of the river is traditional in form, a more modern and commercial use could be that of tourism, with the river providing an attraction for tourism-based activities which the land may also attract.

The superb location of the land with its, immediate proximity to Hexham and Corbridge, suggests a possible diversified use could be feasible, subject to obtaining the necessary consents.

LOTTING

The natural separation provided by the block of mature woodland and the multiple access points to the property allows the property to be offered for sale as whole or in two lots. The opportunity provided by the lotting allows potential purchasers to acquire what as a whole is a diverse property but in its component parts could be more specialised, all of which are however in a location where opportunities for such are scarce.

LOT 1

The land included within Lot 1 and as shaded in red on the sale plan, comprises of 119.05 acres (48.17 ha) of this 117.11 acres (47.38 ha) is productive agricultural land, with the remainder being 1.94 acres (0.79 ha) of amenity woodland.

The land is currently down to grass. Its nature suggests it has the capabilities to grow range of arable crops, as well as or in conjunction with a productive grass crop. The land may also be suitable for commercial forestry aided by its productive nature and excellent access.

LOT 2

The land included within Lot 2, as shaded blue on the sale plan comprises of approximately 42.00 acres (17.00 ha), of which there is of a single field of permanent pasture extending to 11.08 acres (4.48 ha) and a block of mature woodland extending to approximately 28.85 acres (11.68 ha). In addition there is a 3/4 mile stretch of the Devils Water river.

Lot 2 represent a truly diverse and unique property. It boasts an excellent and yet discreet location. Ensuring the opportunity to purchase a highly accessible yet truly idyllic rural haven. The grass field is flat and currently provides useful grazing land. It could though (subject to the necessary consents) be utilised to host a diversified commercial enterprise with the woodland and the river the additional attractions.

The woodland proves immediate amenity and environmental value, whilst there are sporting opportunities with informal shooting and stalking opportunities. The woodland does also include an element of softwood timber, which could be harvested, providing an immediate and tax efficient income.

The land has excellent off-road access via a hardcore access track which adjoins the public highway. The woodland is currently managed under a Woodland management plan which expires in August 2024. The grassland is subject to a Mid-Tier Countryside Stewardship agreement and is managed under the GS2 Permanent grassland with very low inputs (outside SDAs) option generating £676 per annum.

DIRECTIONS

From Hexham, follow the B6306 towards Slaley for approximately 2.5 miles where you will pass Swallowship Wood and arrive at Linnels Bridge. Lot 2 can be accessed via the track through the gate immediately on the left after

Linnels Bridge. For Lot 1 proceed over Linnels Bridge and continue on the B6306 and Lot 2 lies to its east. The land can be accessed off the B6307 and at various points along the B6306.

BASIC PAYMENT SCHEME

The land is eligible to receive the basic payment. The claim for the current scheme year has been made and the monies received will be retained in full by the vendor.

The buyer(s) will give an undertaking not to breach the scheme rules from the date of completion to the end of the scheme year (31/12/23) and indemnify the claimant if any breaches occur.

ENVIRONMENTAL & WOODLAND MANAGEMENT SCHEMES

There are no Countryside Stewardship agreements in place or any other subsidy schemes on the land which is identified as Lot 1. The nature of the land does suggest that any such schemes would be possible, subject to meeting the associated requirements.

Lot 2, the agricultural land is subject to a wider Countryside Stewardship Mid Tier agreement which expires in December 2025. The agreement can be split and then transferred to any purchaser(s) or its relevant part can be terminated. The woodland is subject to a Woodland Management Plan which expires in August 2024. Further details on the schemes are available on request. The schemes will be transferred to the purchaser upon completion. For the period from completion until the schemes are transferred and/or split, the purchaser will abide the scheme rules and indemnify the vendor if found, but the relevant authority, to be in breach.

For transferring and/or splitting the schemes, YRPS costs for doing so will be met by the purchaser, the costs being £350 plus VAT per scheme.

The nature of the land with its potential in so far as Natural Capital and Biodiversity suggests that schemes, be they with Natural England or a third party, could be attractive and depending on preference may provide an income stream worth exploring.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral rights are included in the sale in so far as they are owned.

SERVICES

The land is served by mains water where available and where not by natural supplies.

TENURE

The land is currently occupied under (two separate) seasonal grazing agreements. Vacant possession of the land will be provided on completion.

EASEMENTS, WAYLEAVES AND THRID PARTY RIGHTS

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

AREAS

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

ANTI 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. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

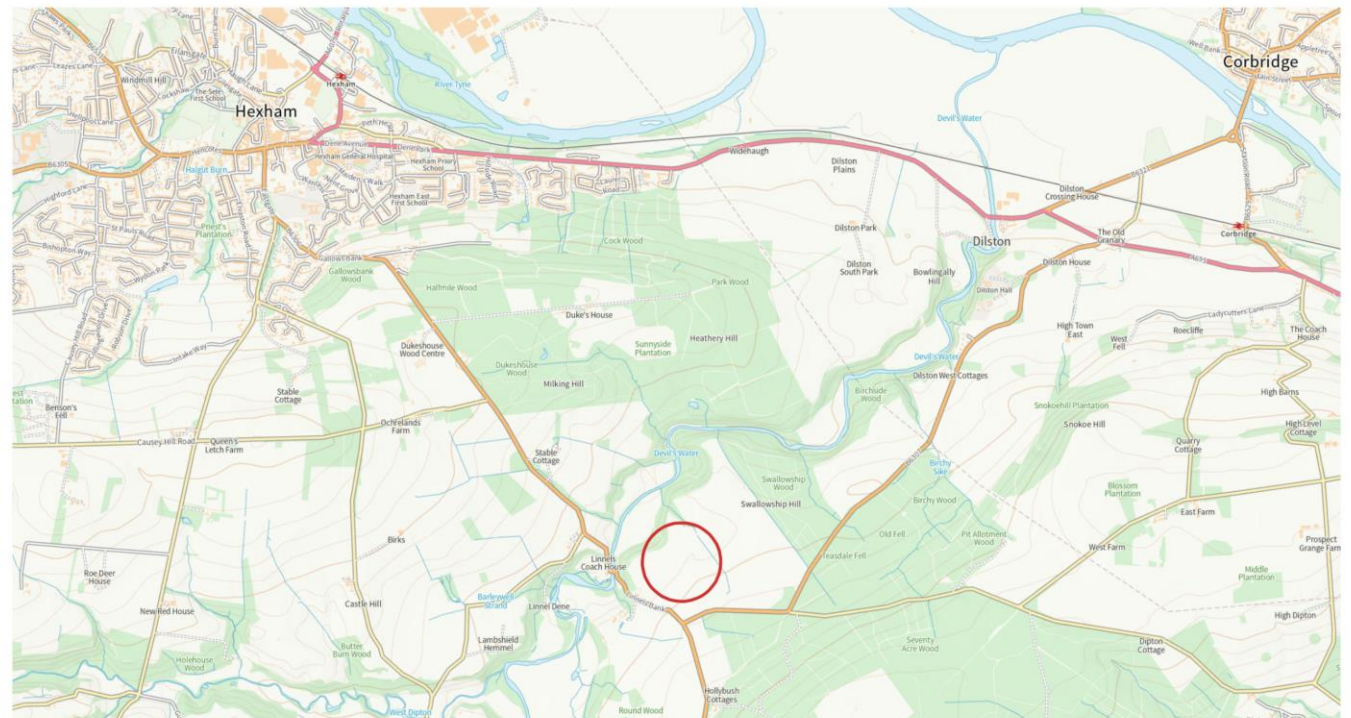
VIEWINGS

The land is currently occupied therefore viewings should not be unaccompanied and are by appointment only.

Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or via email to

harry.morshead@youngsrps.com or katieproctor@youngsrps.com

Particulars Prepared: May 2023



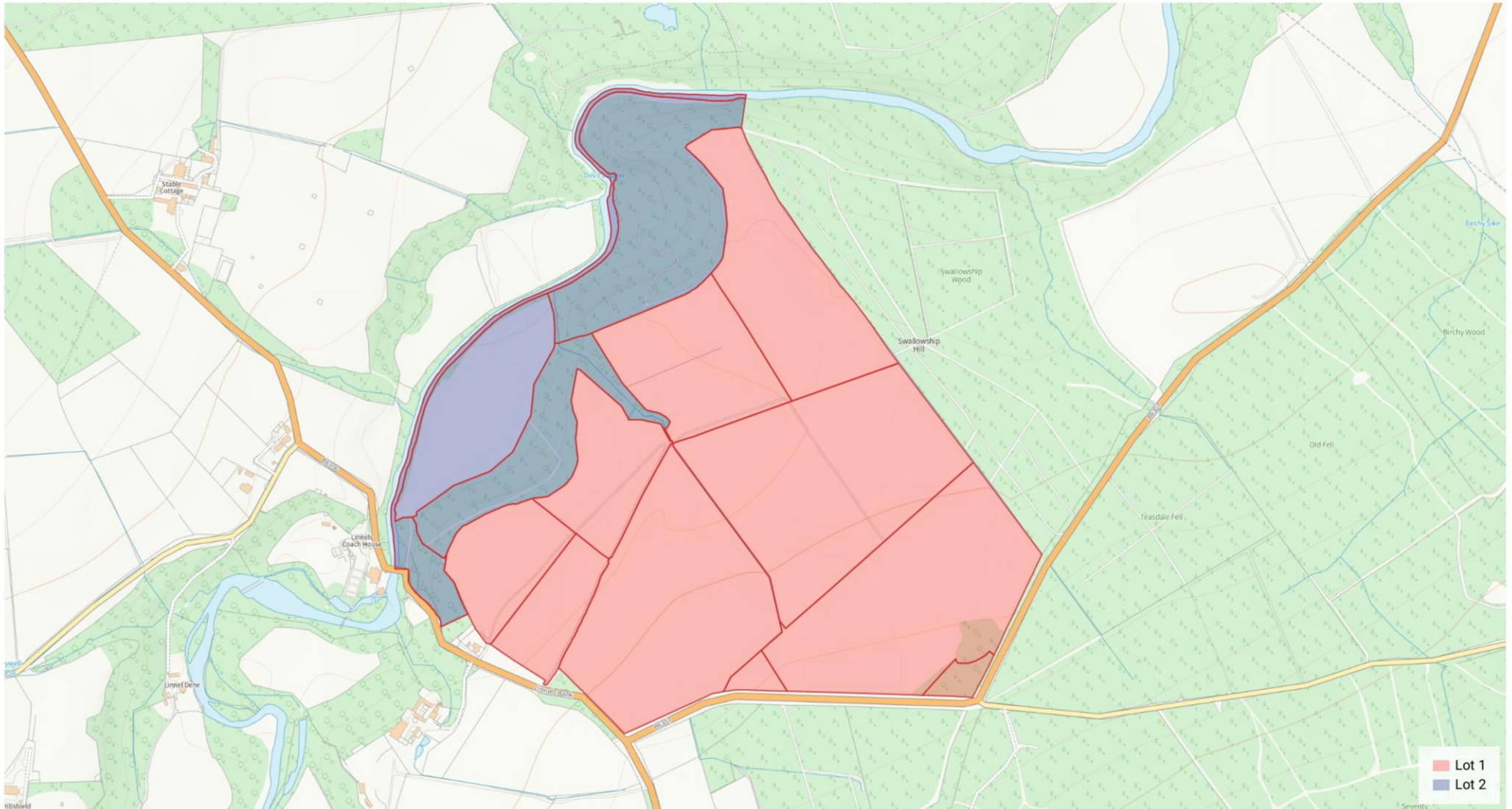
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For Identification Purposes Only

500 m
Scale 1:25000 (at A4)









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R201

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