



## Land at Hedley Fell

Currock Hill, Hedley on the Hill, Northumberland, NE17 7AX

youngsRPS 

# Land at Hedley Fell, Hedley on the Hill, Northumberland, NE17 7AX

**Guide Price: £165,000**

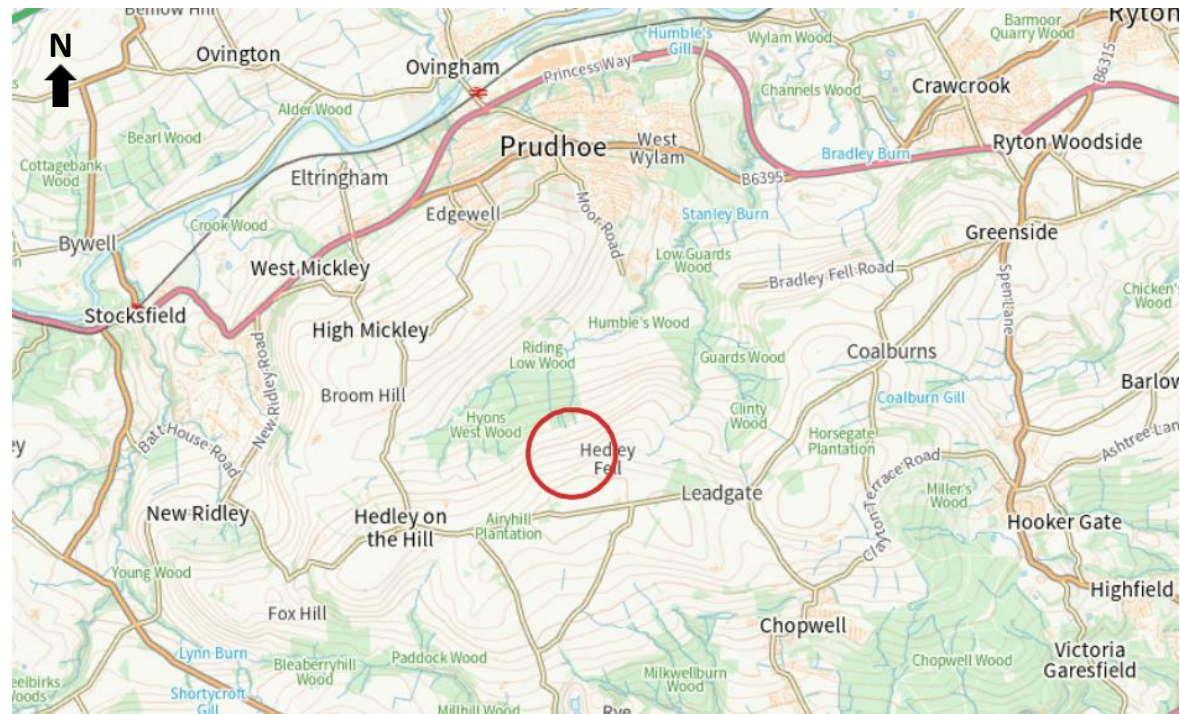
A rare opportunity to purchase a circa 10.26 hectares (25.36 acres) block of productive grassland.

- A productive block of mowable grassland with equestrian potential.
- Extending to approximately 10.26 hectares (25.36 acres) in total.
- Accessible location for Hedley on the Hill and the surrounding villages.
- For Sale as a whole by Private Treaty.



Hexham: 01434 608980

## LOCATION PLAN



Not to scale for illustrative purposes only



## LOCATION

The land at Hedley Fell is located less than 1 mile east of the popular village Hedley on the Hill. The village of Stocksfield is approximately 2.7 miles north west and the town of Prudhoe is approximately 2.1 miles north.

The location is shown with a red circle on the above location plan.

## DESCRIPTION

The Land at Hedley Fell presents a fantastic opportunity to purchase a parcel of productive grassland, extending to circa 10.26 hectares (25.36 acres). The land would lend itself to being grazed or mown for silage. The land has recently been fully fenced.

With reference to the Provisional Agricultural Land Classification the land is classified as Grade 4. The Cranfield Institution Soilscales notes the soil being soilscape 17, which is Loamy Clay Soil type.

Vehicular access to the land is taken down a third party owned track, as shown in green on the plan below. The property benefits from a full right of access over this track.

## SERVICES

The property benefits from a mains water supply. The purchaser would be responsible for installing a water meter to separate this supply from that over land retained by the vendor.

## ENVIRONMENTAL SCHEMES

The land is not currently part of any agri- environment schemes, however a purchaser could look to apply for the Sustainable Farming Incentive, subject to registering the land with the Rural Payments Agency.

The Basic Payment Scheme (BPS) came to an end in 2023 and therefore there is no BPS payments due.

## PUBLIC RIGHTS OF WAY

There is a public right of way to the west of the property.

## SPORTING AND MINERAL RIGHTS

The mineral and sporting rights are included in so far as they are owned.

## TENURE

The Land is available freehold, with vacant possession available on completion.

## 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.

## 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 purchaser's passport, together with a copy of the purchaser's driving licence or a recent utility bill as proof of residence.

## 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.

## LOCAL AUTHORITY

Northumberland County Council: Tel 0345 600 6400

## COSTS

Each party is to bear their own costs.

## VIEWINGS

Please make arrangements with youngsRPS's Hexham office, prior to viewing

Tel: 01434 608980

Email: [helen.proud@youngsrps.com](mailto:helen.proud@youngsrps.com).

## DIRECTIONS

From Hedley on the Hill follow Lead Road east for approximately 0.8 miles towards Leadgate. You will see the access track on your left, just before the water tower. Access is taken down a third part owned track, shown in green on the sale plan below.

Nearest postcode: NE17 7AX

What3Words: ///performs.tidy.outsmart (access track)

## NOTES

Particulars Prepared: April 2024

Photographs taken: April 2024

## 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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