



Land at Old Town Farm
Old Town Farm, Otterburn, Newcastle Upon Tyne, NE19 1JZ



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A rare opportunity to acquire a sizeable and accessible block of land extending to approximately 176.61 acres (71.47 hectares). The property is located just south of the village of Otterburn just off the A68.

- An extensive ring fenced block of grazing land
- Excellent access off the A68 trunk road
- Environmental scheme potential
- Investment opportunity

Available as a whole for sale by private treaty

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.





LOCATION

The Land at Old Town Farm is located approximately 1.5 miles to the south of the village of Otterburn. The A68 runs adjacent to the west of the property with access directly from this. The popular market town of Hexham is approximately 20 miles to the south and also includes the well attended Hexham Auction Mart. Otterburn is well served by shops, cafés and other such services.

DESCRIPTION

The land at Old Town provides an exciting opportunity to purchase an extensive and ring fenced block of grassland. The property extends to circa 176.61 acres (71.47 hectares) in total. Predominantly the property is made up of grade 5 permanent grassland extending to circa 167.73 acres (67.88 hectares).

There are two blocks of woodland, one block to the centre of the property which has been felled and extends to circa 3.90 acres (1.58 hectares) and a further block of young woodland to the west which extends to circa 4.98 acres (2.02 hectares).

In recent years the land has predominantly been used for sheep and cattle grazing. There is the potential to explore capital generating schemes under the new Sustainable Farming Incentive (SFI). This land also provides an excellent investment opportunity including exploring biodiversity net gain.

ACCESS

Access is taken direct from the A68 to the east, shown by an 'A' on the sale plan. There is a hardcore gateway to pull into for any vehicles.

SERVICES

The fields are supplied by natural water supply from Miller Burn.

ENVIRONMENTAL SCHEMES

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

SPORTING AND MINERAL RIGHTS

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

DESIGNATIONS

The land is classified as being within the Severely Disadvantaged Less Favoured Area.

FELLING LICENCE

The 'Cross wood' is subject to replanting conditions, which have been partially completed, contained within the felling licence. The remainder is to be completed by June 2026 and is to be undertaken by the purchaser.



WAYLEAVES, EASEMENTS & PUBLIC RIGHTS OF WAY

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.

Please note there is a public right of way over the north east of the property and an existing water pipe easement over the land which supplies a third party property.

VIEWINGS

Viewings are allowed only on the basis that an appointment has been made with the selling agent. Any viewing will be between 9.00 am and 5.00 pm. Viewers should have a copy of the sale particulars with them.

ANTI-MONEY LAUNDERING REGULATIONS

The purchaser(s) 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 a recent utility bill as proof of residence.

TENURE

Freehold, the property is currently let on a Farm Business Tenancy which comes to an end on 31st October 2024 and is rolling on annually.

METHOD OF SALE

The Property is offered for sale by Private Treaty as a whole. The vendor reserves the right to conclude the sale as they wish.

LOCAL AUTHORITY

Northumberland County Council.

DIRECTIONS

If travelling from Otterburn village, take the A68 south and travel approximately 1.5 miles, the access gateway which allows you to pull off the road is on your left.

Nearest postcode: NE19 1JZ

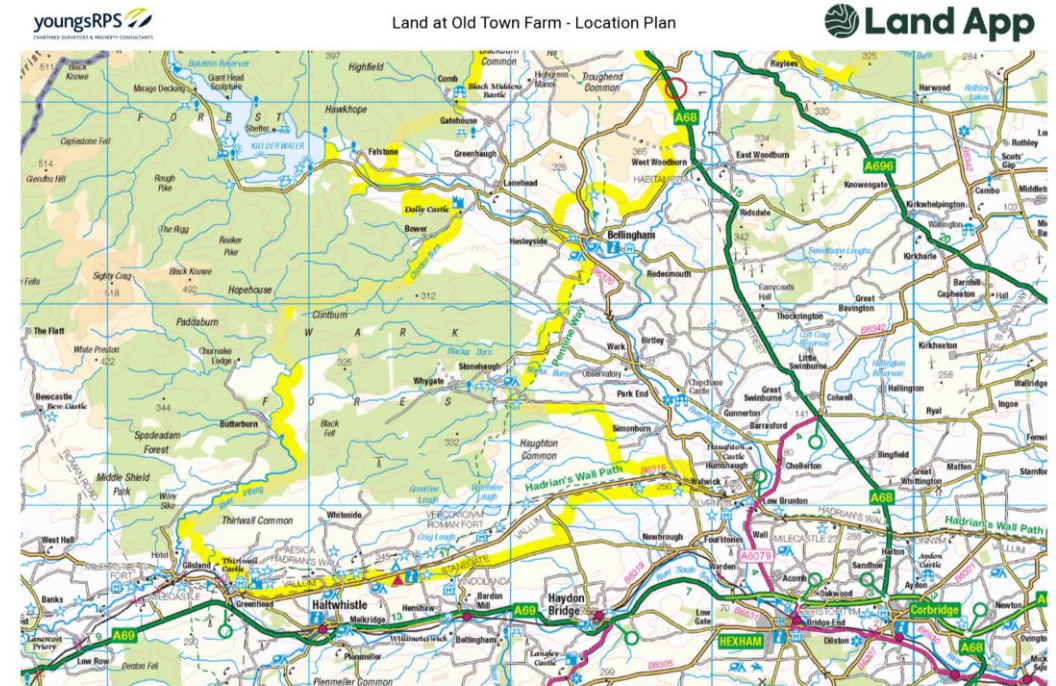
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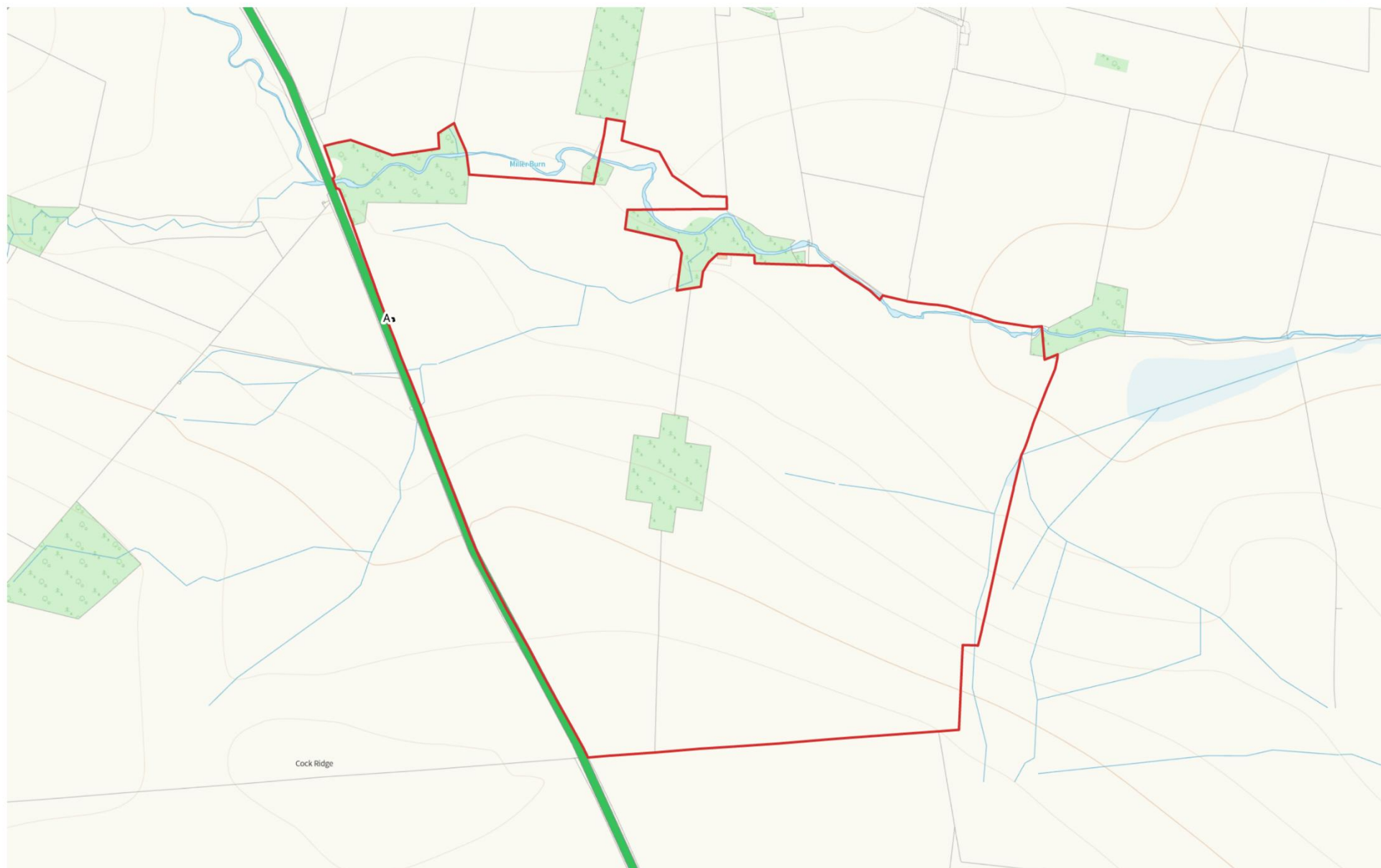
CONTACT

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