youngsRPS

Land at Burgham

Morpeth, Northumberland, NE65 8TH

Land at Burgham

Morpeth, Northumberland, NE65 8TH

The sale of the Land at Burgham is a unique offering to the market being a highly accessible and productive block of arable land, totaling approximately 14.95 ha (36.94 ac)

- Approximately 10.27 hectares (25.37 ac) of Arable Land
- Accessible and Convenient Location
- Bare Land
- Investment Opportunity
- Roadside Access

GUIDE PRICE: £405,000

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 property is split into two distinct parcels, with both parcels located adjacent to Burgham Park Golf Club. The land is located approximately 23.6 miles north of Newcastle and 10.7 miles south of Alnwick with both parcels having excellent access to the A1, providing transport links to all of the North East.

What3Words: ///funded.exotic.pinch

DESCRIPTION

The sale of land at Burgham represents an opportunity to acquire a sizeable block of bare agricultural land in an area which is both highly sought after and where opportunities of such are scarce.

The land totals approximately 14.95 ha (36.94 ac) and comprises 10.27 hectares (25.37 ac) of grade 3 arable land split into two sizeable parcels, surrounded by circa 4.68 hectares (11.57 ac) of shelter belt woodland.

Currently the land is utilised for agriculture and provides the ideal basis for a successful arable farming operation. The land has been well managed with regular inputs of fertiliser where and when required, whilst there has been regular general maintenance ensuring the property, in the main, is in good condition.

The boundaries of the land are stockproof consisting primarily of post and wire fencing as well as mature hedges. The land benefits from a private water supply to both parcels.

The fields are predominately flat and/or on a gentle gradient. They and are well-proportioned, enabling both an early growth and easy access for large modern machinery. The fields are also well sheltered either by trees or hedgerows.

The land may also suit a forestry and/or environmental investor who may wish to capitalise on the land's residual productive nature, its excellent access and proximity to the local commodity markets. Whilst it may also suit an investor wishing to capitalise on the numerous secondary benefits of owning land.

ACCESS

The property benefits from excellent transport links, being accessed from the C137 public highway known as 'East Road' which in turn connects to the A1. The accessibility and scale of this property ensures that it would be a convenient addition to an existing business and could be farmed as part of a satellite operation.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The property is to be offered for sale as a whole by Private Treaty.

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.

Sporting Rights and Mineral Rights
Included in the sale in so far as they are owned.

Tenure
Freehold with Vacant Possession on Completion.

Services
The property benefits from a natural water supply.

Wayleaves/Easements
The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

Environmental Schemes
There are no land based environmental schemes on the property, however given the lands nature and locality such schemes could be attractive to a potential purchaser with additional income generated as a result.

Anti Money Laundering Regulations
Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

Local Authority
Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

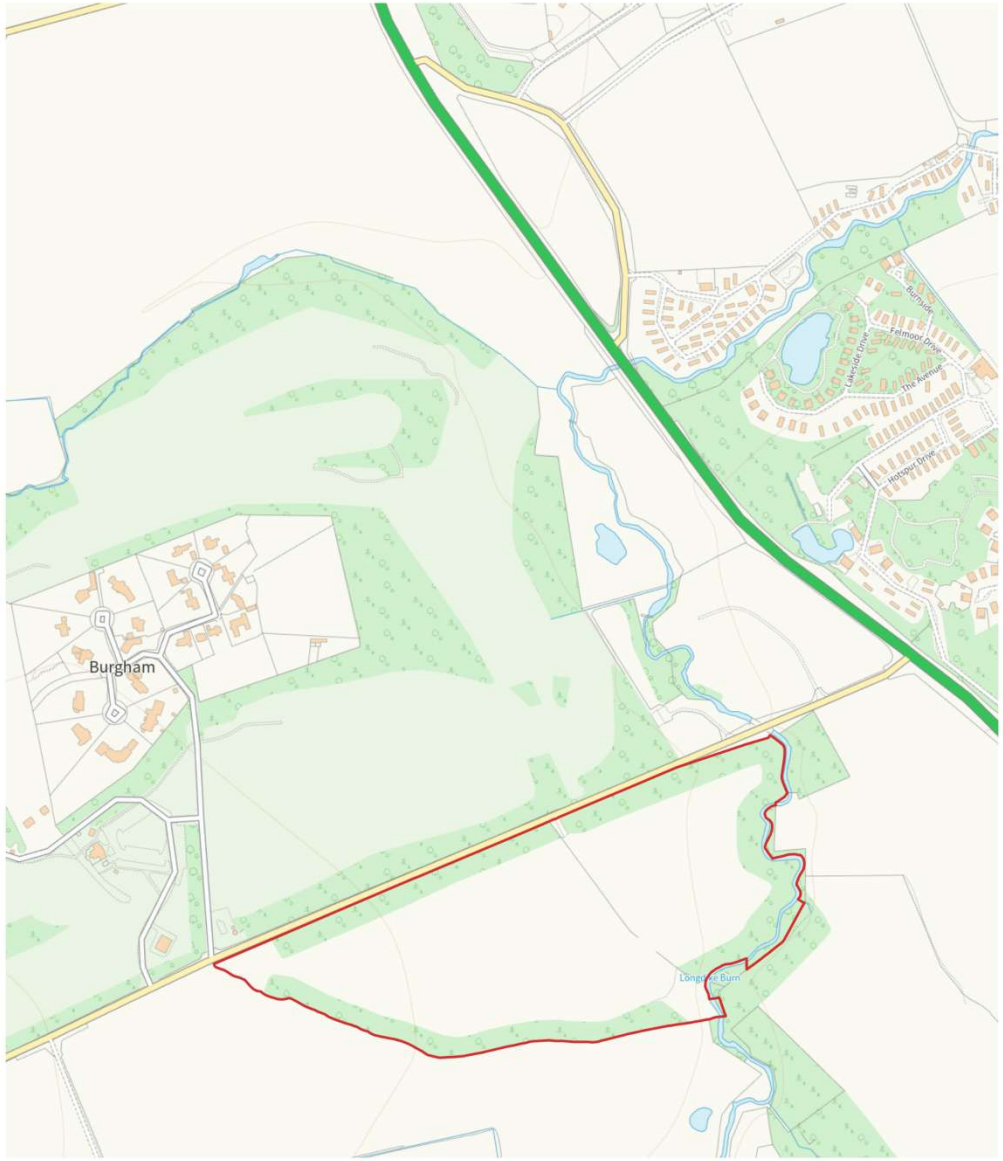
Viewings
Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609980 or Kirsty.Meek@youngsrps.com

Particulars prepared and Photographs taken: February 2025

youngsRPS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Land at Burgham - Sale Plan

Land App



Produced on Land App, Apr 22, 2025.
© Crown copyright and database rights 2025 (licence number 100059532)

For Indicative Purposes Only

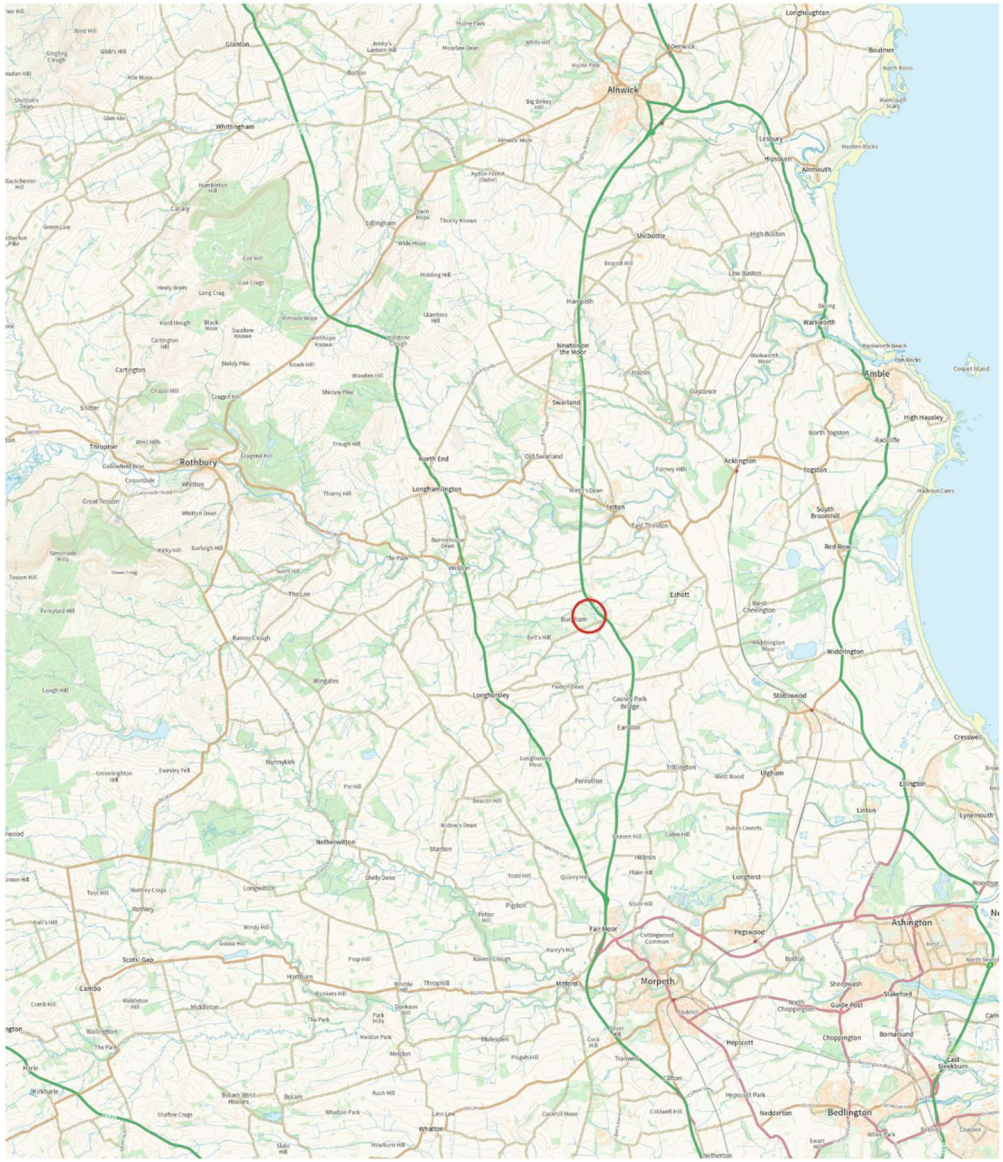
100 m
Scale 1:6000 (at A4)

N

youngsRPS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Land at Burgham - Location Plan

Land App



Produced on Land App, Feb 11, 2025.
© Crown copyright and database rights 2025 (licence number 100059532)

For Indicative Purposes Only

5 km
Scale 1:150000 (at A4)

N

www.youngsrps.com
Hexham Mart 01434 609000