



Land at High House Farm Cottage
Matfen, Newcastle Upon Tyne, NE20 0RG



Land at High House Farm Cottage

Matfen, Newcastle Upon Tyne, NE20 0RG

The sale of land at High House Farm Cottage presents an ideal opportunity to acquire a highly productive, accessible block of agricultural land. Set in the heart of the Tyne Valley and totaling approximately 15.36 hectares (37.97 acres).

- Agricultural Land
- Accessible
- Productive Arable Land
- Excellent Grazing Land
- Roadside Access
- Central Tyne Valley Location
- As a whole approx. 15.36 ha (37.97 ac)

GUIDE PRICE: £275,000

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 land at High House Farm Cottage is located in Northumberland's Tyne Valley and lies approximately 1.5 miles to the north of the B6318 (the Military Road). The village of Matfen lies 2.5 miles to the north west of the Land, with Corbridge 6 miles to the south west. The land benefits from dual access is directly accessible from the main road.

DESCRIPTION

The sale of land at High House Farm, presents an opportunity to acquire a useful block of bare productive agricultural land, in an accessible location. Lying just 2.5 miles south of Matfen and with excellent access to the Military Road, the land lies in the heart of Northumberland's sought after Tyne Valley.

The land totals approximately 15.36 hectares (37.97 ac). There is approximately 9.24 ha (22.85 ac). The remainder, being 6.11 ha (15.12 ac) of productive arable land. Currently the arable land is in a herbal ley and is subject to the GS4 Mid-Tier Stewardship prescription.

The land is currently farmed in hand by the vendor, with Vacant Possession given on completion.

As an aside the vendor has a pig B&B business. Consequently, the land has benefited from generous applications of pig manure as well as compound fertiliser; it is therefore in excellent heart and evidently so. The arable land is primarily south facing, the fields are well proportioned and flat.

The land in its entirety is classified as being Grade 3. The land benefits from roadside access from two points with internal access thereafter, via the points E- A on the sale plan. The land benefits from a mains water supply.

The nature of the land lends itself to a variety of enterprises, it is bare land and thus attractive with no capital requirement for a steading, therefore suiting a local farmer looking to expand an existing business. Equally it would suit a contract farming operation and/or could equally be readily let out, with both options' ideal for an investor. Whilst the combination of both arable and pastureland could be attractive for a mixed farming operation.

The Land is noted within the vicinity for being highly productive both in terms of arable yields and grass growth and as such represents a unique opportunity to acquire an exceptional and handy block of farmland.

The arable land is currently sown to herbal Leys and is subject to a Mid-Tier Countryside Stewardship (MTCS) agreement. The pasture land is subject to an existing Sustainable Farming Incentive (SFI) agreement.

A stockproof fence line will be erected within 4 weeks of completion between the points A and B, C-D and A-E, on the sale plan.

A right access for all purposes will be granted over the area as shaded yellow on the sale plan. The maintenance of said access will be shared on an according to user basis.

ENVIRONMENTAL SCHEMES

The Mid- Tier CS Agreement can be transferred to the buyer if they wish, with the monies apportioned from the date of completion to the end of the scheme year.

At time of writing the SFI agreement is non-transferable.

SERVICES

The land is served by a mains water supply.

TENURE

The land is currently owned freehold and farmed in hand.

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 and a recent utility bill as proof of residence.

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 AND MINERAL RIGHTS

The Sporting rights are included in the sale in so far as they are owned. The Mineral rights are owned by a third party.

EASEMENTS, WAYLEAVES AND THIRD 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.

METHOD OF SALE

The Property is offered for sale initially by Private Treaty and as a whole. The vendor reserves the right to conclude the sale as they wish. Alternative Lotting maybe considered, and any enquires into such should be directed to the selling agent as soon as possible.





In any event all interested parties should register their interest with the selling agent to be kept informed as to how the sale may be concluded.

LOCAL AUTHORITY

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

VENDOR'S SOLICITORS

Williamsons Craig, Hexham
James Mackie

VIEWINGS

Viewings are by appointment only. Arrangements can be made by contacting selling agent being Harry Morshead on 01434 609000 or via email to:

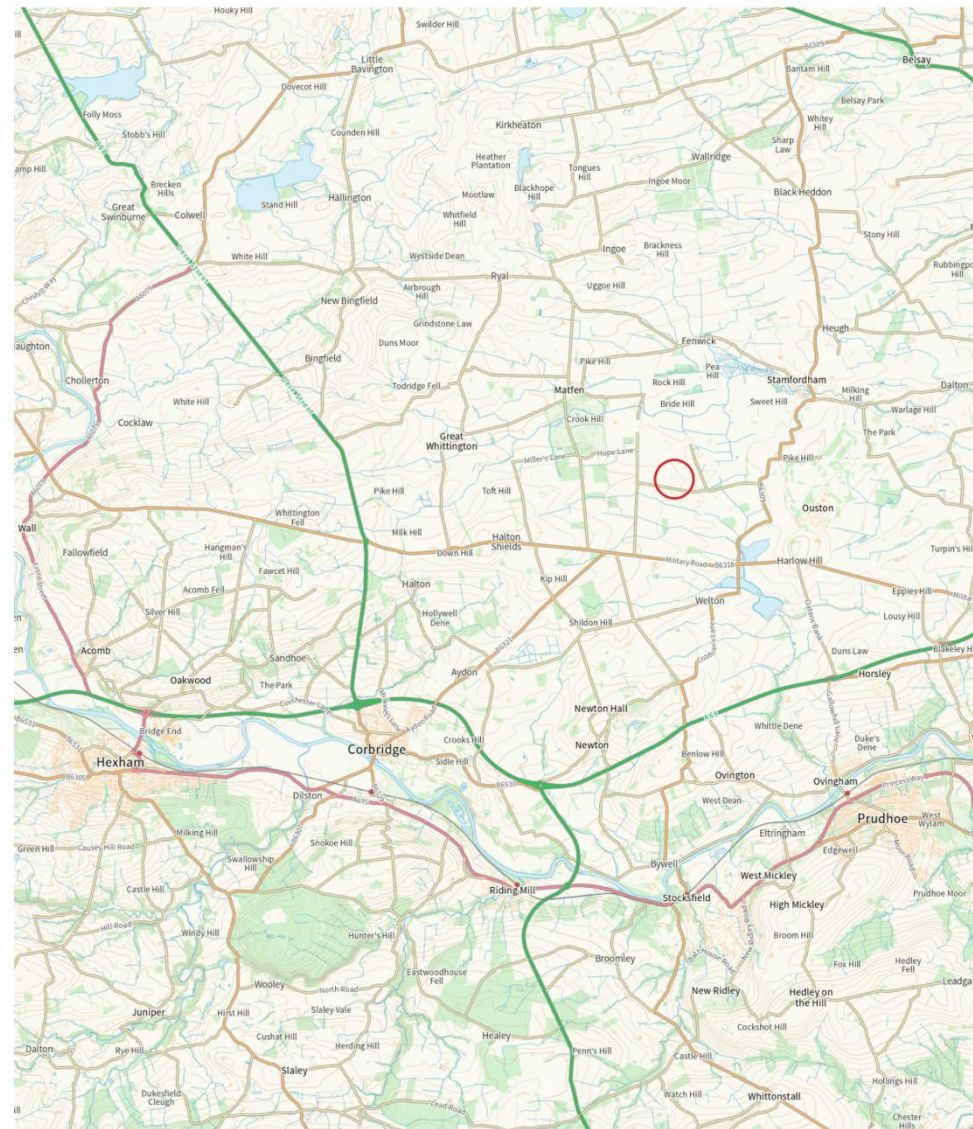
harry.morshead@youngsrps.com

what3words ///cosmic.thrilled.indirect

Photographs Taken: March 2025

Particulars Prepared: March 2025





www.youngsrps.com
Hexham Mart 01434 609000

