



Land at East Newton
Rothbury, Northumberland, NE65 7NN



LAND AT EAST NEWTON

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The sale of the Land at East Newton, Rothbury presents a rare opportunity to purchase significant block of primarily Agricultural land, all set within a ring fence and located in an accessible and desirable location. Situated within Coquetdale the land is available as a whole or in two Lots. Predominately offering productive grassland and including a stretch of the river Coquet, the property offers potential in a number guises.

- Productive grassland of approximately 50.93 hectares (125.85 acres)
- Roadside access
- Bare land
- Accessible and sought after location
- Secure boundaries
- Development and/or Diversification Potential
- Available as a whole or in 2 Lots

GUIDE PRICES:

WHOLE: £800,000

LOT 1: £540,000

LOT 2: £260,000

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.





DESCRIPTION

The sale of land at East Newton provides the opportunity to acquire a significant block of, predominately, productive grassland. The property is well located and includes well-proportioned fields, with secure boundaries. Sitting in a ring fence only bisected by a minor road, the land benefits from multiple access points and historically been exceptionally well managed.

As a whole the land totals approximately 50.93 hectares (125.85 acres) of which bar, the 3.53 acres of woodland, is grassland. In addition, there is approximately 155 m of the river Coquet. The property benefits from a prominent position within the Coquet Valley on the outskirts of Rothbury. Bordering the Northumberland National Park, the land benefits from all the beauty that such a designation provides but being on the outskirts is free of any restrictions that one may associate with such a designation. From the land there are spectacular views across the valley and beyond, with Simonside in the foreground and the cheviots behind.

The land has historically been well managed with generous applications of both organic and non-organic fertilizer regularly applied and a program of regular reseeding followed. Accordingly, the property has carried a large number of livestock and is more than capable of doing so, with the quality of the stock produced a testament to this. The nature of the land, in the main, is one of well-proportioned fields, which although on a slight gradient are flat in their nature; accordingly, much of the land is considered suitable to plough. The multiple access points directly off the road allows for ease of management whilst offering potential for the siting of agricultural buildings and the like, subject to the necessary planning consents being sought.

The land ranges from a high of 161 m above sea level to a low of 84 m. The majority of the land is classified in as being Grade 3, with the remainder being Grade 4. The soils are described by the Cranfield Institute as being slowly permeable, seasonally wet slightly acidic with a base rich and loamy clayey soils, and according to the Institute are ideal for livestock and arable production. The practical reality of the operations absolutely reflect this.

Lotting

The “Carterside” road, neatly splits the property and accordingly not only provides excellent access but also offers the opportunity for Lotting. As such the land is offered for sale in two Lots. Further Lotting maybe considered but any interest in this should be expressed as soon as possible to the selling agent

Lot 1 (31.38 hectares/ 77.55 acres) Guide Price: £540,000.

Lot 1 as shaded blue on the plan, comprises of approximately 31.38 hectares (77.55 acres) of predominately Grade 3 grassland, much of which has recently been reseeded and is capable of being ploughed. The land benefits from excellent access and offers a fantastic opportunity for a local farmer to acquire a sizeable block of agricultural land to

add onto their existing holding. Alternatively, the land's scale is such that it will be an attraction to other farmers and/or investors and equally the same applies to any environmental or forestry investor, with the added bonus of the proximity to Rothbury being a draw for any such buyer; with the local services available providing additional benefits.

Lot 2 (19.54 hectares/ 48.30 acres) Guide Price: £260,000.

Lot 2 as shaded green on the attached plan, offers a purchaser the opportunity to acquire a diverse and convenient block of grassland. The land is currently well farmed and accordingly well managed, however its nature suggests that it is open to a range of possibilities. The inclusion of a stretch of the Seal burn and the river Coquet, adds to what is already an extremely attractive block of grassland and offers a variety of additional benefits, be them, sporting, lifestyle and/or amenity.

The diverse nature of the grassland also suggests that environmental and/or forestry enterprises would be suitable with the excellent access and proximity to Rothbury only enhancing the attraction further.

Lot 2 includes land immediately adjacent to the hamlet of East Newton, with the land bordering and surrounding existing houses, some of which have been recently developed. This land is flat and benefits from multiple access points. It's nature and proximity to the houses, suggest that there are obvious development opportunities, subject to necessary planning consents being sorted. Additionally, the flat nature of the land, the natural boundaries created by the existing woodland and burn coupled with the multiple access points suggests that this area of the sale would make ideal pony paddocks.

LOCATION

The land is situated on the south side of the river Coquet and lies between the hamlets of East Newton and Whitton; approximately 1.3 miles from the center of Rothbury. Rothbury provides an array of local stores, pubs and hotels and a wide range of services both leisure and professional as well as both a first and a middle school.

The land lies in an area famed for its agriculture with the auction marts of Hexham, Scots Gap, Wooler and Acklington all within easy reach. For other commodities and general connectivity, the major transport links of the A68 and A697 are all within easy reach.

What3Words: ///curvy.ambushed.required

ACCESS

Access to the property can be taken directly off the Carterside road which is a public highway.





GENERAL REMARKS & STIPULATIONS

Method of Sale

The Property is offered for sale by Private Treaty.

Environmental Schemes

We understand there is a "live" HLS agreement (AG00416122) on the land. In principle and subject to the agreement holders' consent this can be transferred to a new purchaser.

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.

Sporting Rights and Mineral Rights

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

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.

Tenure

The land is owned Freehold and is currently subject to a Farm Business Tenancy, a surrender has been agreed for the tenancy to terminate on 30th November 2025.

Services

All fields are understood to have a supply of water be it mains or private.

Anti Money Laundering Regulations

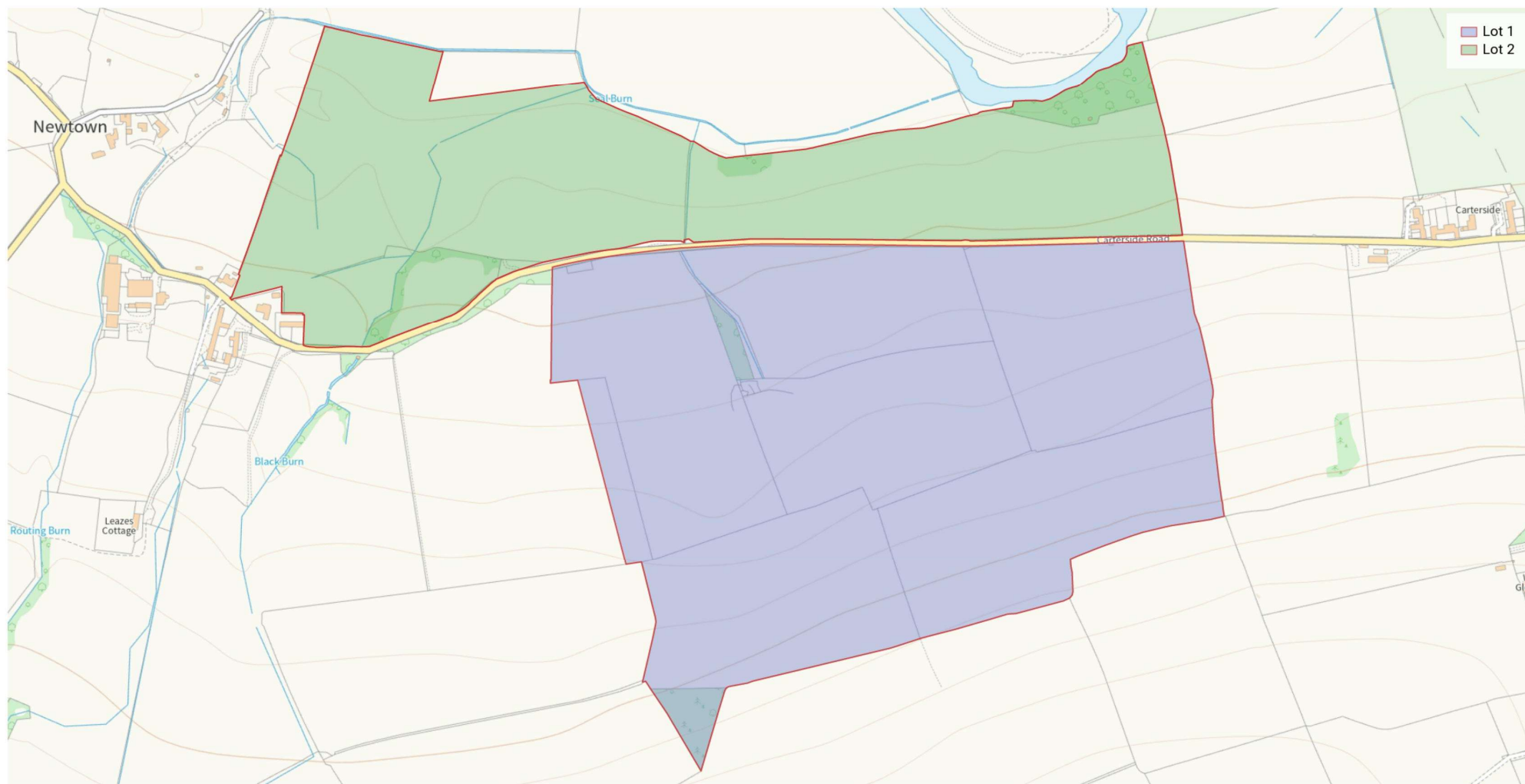
Prospective Buyers should be aware that if they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

Local Authority

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

Viewings

Viewings are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 60900 or harry.morshead@youngsrps.com



www.youngsrps.com
Hexham 01434 608 980

