



Land at Hartley East Farm  
Whitley Bay, Tyne and Wear, NE26 4RL



# Land at Hartley East Farm

Whitley Bay, Tyne and Wear, NE26 4RL

An exceptional opportunity to acquire a highly accessible and productive block of ring-fenced arable land, totalling approximately 42.23 ha (104.36 acres).

- Productive Grade 3 Arable Land
- Ring Fenced
- Mid - Long Term Development Potential
- Accessible and Convenient Location
- Investment Opportunities
- Extending in all to circa 42.23 ha (104.36 acres)

## GUIDE PRICE: £995,000

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 Hartley East Farm is located on the north- eastern edge of Whitley Bay, lying immediately to the east of Hartley West Farm and South of Seaton Sluice. The land lies near the coast which flanks its eastern boundary. The village of Seaton Sluice is approximately 1 mile to the north, with Whitley Bay to the South. The land is directly accessible from the A193 Blyth Road ensuring the land benefits from excellent roadside frontage.

The village of Seaton Sluice, benefits from a wide range of local amenities all set against a stunning coastal backdrop. There is an abundance of local towns and villages in the area including Whitley Bay, Seaton Delaval, Blyth and Cramlington.

Given the location of the land, it benefits from excellent connectivity. The A193 Blyth Road provides straightforward links to the wider regional road network. To the north the A193 connects into the A189 spine road, offering quick access towards Blyth, Ashington and southwards towards Newcastle. To the west local routes lead to the A19 and A1.

What3Words ///light.stow.rather

## DESCRIPTION

The sale of land at Hartley East Farm presents an excellent opportunity to acquire a sizeable block of productive Grade 3, bare arable land in an accessible location.

The land totals approximately 42.23 ha (104.36 acres) and in the main all is ploughable and cropped accordingly. It is currently farmed in hand by the vendors and has historically been well managed, with regular inputs of the necessary fertilisers and sprays, accordingly it is productive.

The arable crops currently growing are Spring Barley and Winter Wheat. As expected with such a well farmed parcel of land, it has been well rotated and recently been broken with beans, grass leys and a legume fallow crop.

Aside from the arable crops there is circa 0.7 ha (1.72 ac) of permanent pasture, 4.5 ha (11.11 acres) of meadow (but plough able) that is currently subject to an HLS prescription and 5.0 ha (12.35 ac) of a Grass Ley. In addition, there is 6.5 ha (16.06 ac) currently in legume fallow. The grass leys and the meadow land provides quality haylage for local livery yards.

The land lends itself to a wide range of agricultural and business opportunities. Being bare land, it requires no capital investment for buildings making it particularly attractive to a local farmer seeking to expand their existing enterprise. Equally, it would be well suited to a contract farming arrangement or could be readily let, offering strong potential for investors.

The size and scale of the holding, combined with its excellent access ensures that the farming of the land could be readily done from afar and thus it would suit any satellite farming operations.



The ability to farm the land in such a manner, provides further incentives for any purchasers who maybe wishing to acquire the land for any of the investment and/or environmental benefits which owning land can attract.

The proximity to the major towns and cities of the area should also be noted. Not just in terms of connectivity, but also in terms of the developing markets of Biodiversity Net Gain and alike, whereby the proximity of the land to development sites can in theory allow developers to offset their onsite environmental obligations.

The land is uniquely positioned and adjacent a stunning stretch of coastline with one of the North East's most noted landmarks being St Mary's lighthouse in proximity. It has significant amenity and environmental benefits, with stunning views whilst an extraordinary array of wildlife occupies the land, including Grey Partridge and Curlews. The nature of the land, aside from its agricultural capabilities is really very special.

The land is in the main classified as being Grade 3, with the soils described by the Cranfield Soil and Agrifood institute as being slowly permeable seasonally wet acid loamy and clayey soils.

At present the land is used for arable farming and the boundaries reflect this. However, there are hedgerows present which suggest that grant funding would available if fencing improvements were required, whilst they also provide a useful base for accessing additional funding via environmental schemes and/or third-party agreements.

### **DIRECTIONS**

From the south west and on the A19, leave on the A186. Take the A192 at Earsdon and then take the first right onto the B1325. At Old Hartley join the A193 (Blyth Road), heading south the land is immediately on the east of the road.

From the north west and at Cramlington, leave the A189, and take the A192. From here take the A1061 which skirts South Newsham, then join the A193, passing through Seaton Sluice and Old Hartley; the land is situated immediately to the South of Old Hartley.

### **ENVIRONMENTAL SCHEMES**

Part of the land is subject to a Higher Level (HLS) Countryside Stewardship agreement.

Part of the land is subject to a SFI agreement, currently in year 2 of a 3 year agreement.

The HLS scheme is transferable if a buyer requires or it can be terminated. YRPS costs of £300 plus VAT for doing either of these actions will be borne by the purchaser.

Any scheme monies due from the date of completion to the end of the scheme year and/or the date of receipt following a transfer will be apportioned on a pro rata basis.











### **SPORTING AND MINERAL RIGHTS**

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

### **SERVICES**

The land is in part served by a natural water supply. It is assumed that there are mains services close by. Any interested parties should make their investigations in this regard.

### **INGOING/HOLDOVER**

If completion occurs before the land is harvested, a holdover period maybe required to allow for the harvest to be completed.

Alternatively, and depending on the date of the completion, the buyer will be required to pay an ingoing valuation of the growing crops. The valuation will be carried out by the selling agents and will be done in accordance with CAAV guidelines.

### **COVENANT**

There is a restrictive covenant put in place by a previous owner that the land should remain as Agricultural. Initially any discussions to revise this should be had with the selling agents, who can direct as appropriate.

### **FENCING**

The purchaser will erect a stock proof fence between the points A-B (circa 235m ) on the sale plan, within 6 weeks of completion.

### **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.

### **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.

### **LOCAL AUTHORITY**

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

### **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 or a recent utility bill as proof of residence.



## TENURE

The land is currently owned freehold and farmed in hand.

## 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 one of the joint selling agents to be kept informed as to how the sale may be concluded.

## VIEWINGS

Viewings are by appointment only. Arrangements can be made by contacting the joint selling agents.

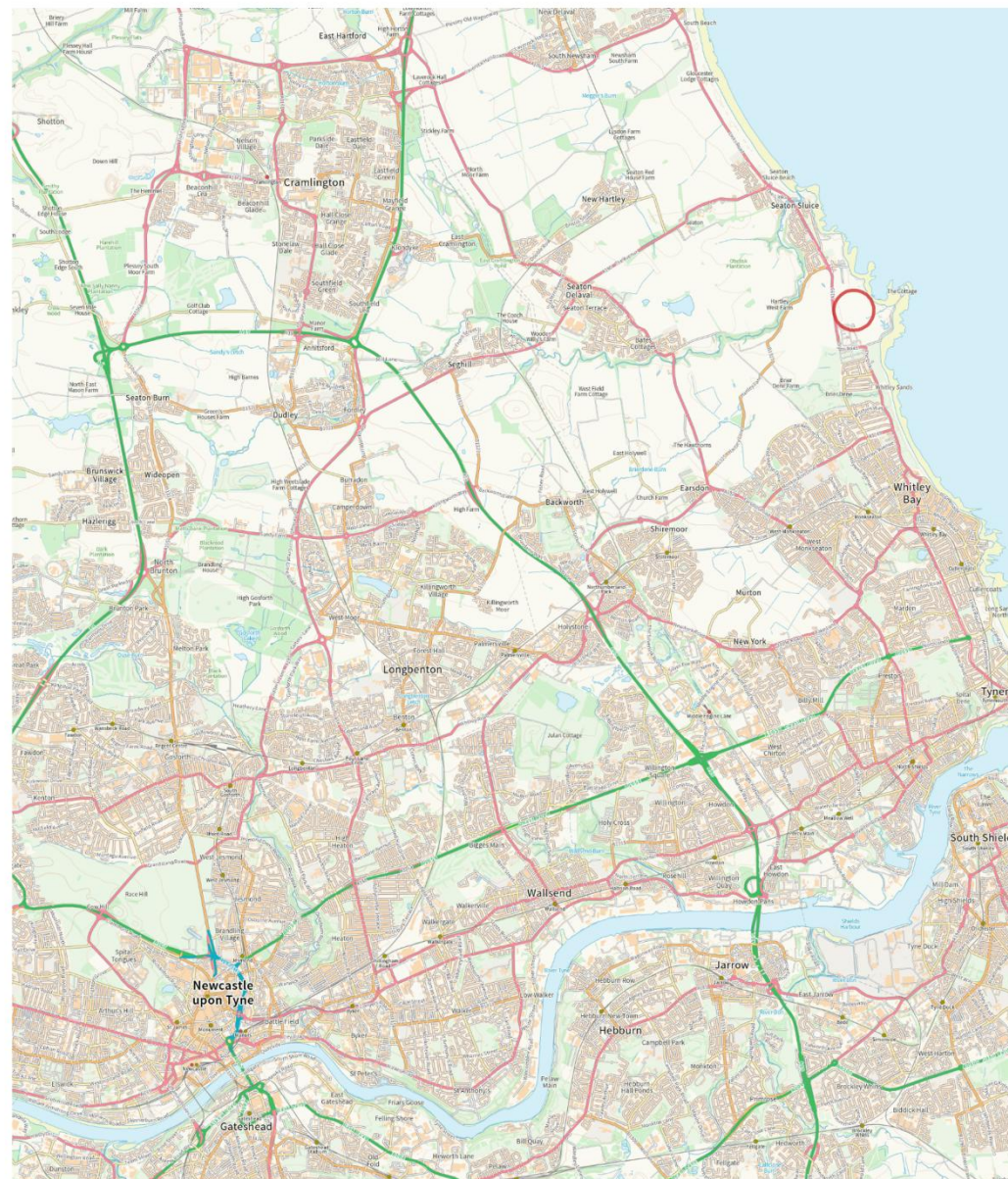
**YoungsRPS:** Harry Morshead on 01434 609000 or via email to:

[harry.morshead@youngsrps.com](mailto:harry.morshead@youngsrps.com)

**D. Carmichael Agricultural Valuers Ltd:** Douglas Carmichael on 07860 486 758 or via

email to: [douglizcarmichael@outlook.com](mailto:douglizcarmichael@outlook.com)

**Particulars prepared / Photographs taken:** October 2025











**D. CARMICHAEL** Agricultural Valuers Ltd

CHARTERED SURVEYORS & AGRICULTURAL VALUERS



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.