



LAND AT SOOK HILL, HALTWHISTLE, NORTHUMBERLAND
NE49 9PS

LAND AT SOOK HILL, HALTWHISTLE, NORTHUMBERLAND, NE49 9PS

An exceptional opportunity to acquire approximately 20.29 acres (8.21 ha) of upland grazing set within the stunning landscape of Northumberland National Park.

GUIDE PRICE £70,000

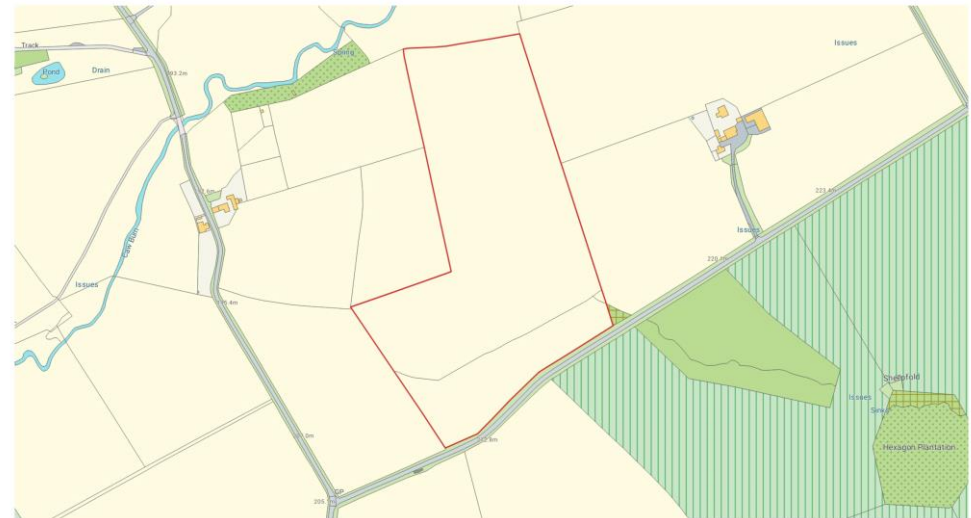
- Upland Livestock Grazing
- Stunning views over the Northumberland National Park
- Existing Countryside Stewardship Higher Tier Agreement
- Diversification and/or Environmental potential
- As a whole approx. 8.21 ha (20.29 ac)

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.

youngsRPS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

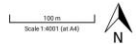
Land at Sook Hill,
Haltwhistle, Northumberland

Land App



Produced on Sep 5, 2024.
© Crown copyright and database right 2024 (license number 100059532)

For Illustration Purposes Only





LOCATION

The land at Sook Hill is located within the Northumberland National Park, approximately 3.5 miles to the north of Haltwhistle and less than ½ mile north of Hadrian's Wall.

The land is directly accessible from a minor public road, which in turn joins the B6318, some 1.3 miles to the south of the property.

DESCRIPTION

An exceptional opportunity to acquire approximately 20.29 acres (8.21 ha) of upland set within the stunning landscape of Northumberland National Park. The nature of the land is permanent pasture and is ideal grazing land, it does though have a range of additional uses including that of conservation, leisure or investment. All of which bring a range of potential benefits in terms of income and/or amenity.

The traditional and current use of the land is that for grazing livestock and it is ideal accommodation land. However, in principle the land presents opportunities for rewilding, tree planting and carbon offsetting. The diverse environmental features also provide the potential purchasers to utilise both existing and future environmental schemes. Whilst the immediate proximity to Hadrian's Wall presents opportunities for tourism and leisure.

ENVIRONMENTAL SCHEMES

The land is managed under countryside stewardship higher tier agreement which terminates on 31st December 2025. The agreement will be transferrable to the purchaser of the land, following the 2024 claim year. The purchasers will be required to comply with the prescriptions set out within the agreement until the end of the 2024 claim year.

SERVICES

The land is served by a natural water supply. Any interested parties should make their own investigations should they wish to make a connection to mains supplies.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral rights are included insofar as they are owned.

EASEMENTS, WAYLEAVES AND THIRD PARTY RIGHTS

There is public footpath which crossed the land, however, the land is also 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.

LOCAL AUTHORITY

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

TENURE

Freehold with vacant possession on completion.

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.

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.

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.

VIEWINGS

Viewings are by appointment only. Arrangements can be made selling agent being Katie Proctor on 01434 609000 or via email to: katie.proctor@youngsrps.com

WHAT3WORDS

///latest.december.explained

Photographs Taken: August 2024

Particulars Prepared: September 2024

