



Land at The Linnels  
Hexham, Northumberland, NE46 1TS



# LAND AT THE LINNELS

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The sale of the Land at the Linnels, provides a unique opportunity to acquire a hugely significant, diverse and accessible block of bare land. Set within a ring fence and located within the heart of the famed Tyne Valley, the property includes productive agricultural land, woodland, a substantial stretch of river and a former steading/sawmill area.

- Available as a Whole totaling approx. 88.34 ha (215.46 ac)
- Bare land
- Productive Grade 3 Agricultural land
- Amenity and Commercial Woodland
- Approx. 1 mile stretch of the Devil's Water
- Accessible and sought after location
- Secure boundaries
- Investment opportunities

## GUIDE PRICE: £1,200,000

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 land at the Linnels is a substantial block of bare land, including agricultural land, woodland, a significant stretch of river and the site of a former steading/sawmill. Furthermore, it is land with a rich history, both national and local making it a property of real note.

The land is currently farmed in hand and Let via a series of Grazing Licenses. It has been well managed with regular applications of fertilizer, and the land has recently been re seeded as part of an existing Sustainable Farming Incentive (SFI) scheme; laying the foundations for any newcomer to capitalize on.

The historical provenance of the land dates to the Wars of the Roses as the site of the Battle of Hexham Levels in 1464. It's of no surprise that the site of the battle is colloquially known as Paradise, with the river, the woodland and low-lying flat meadow land providing a serene sense of calm in stark contrast with land's bloody history. In more recent history, the land was used as the site for Hexham Horse Trials for 25 years, with the footprint of the cross-country still in existence today, making it an appealing prospect for anyone interested in diversifying the ground for equestrian use. The location of the event is a testament to the land's "parkland" nature, highlighting the amenity and lifestyle benefits of the property.

Accordingly, the area is free from any scheduled monuments or additional designations and as such the land offers not only significant amenity and historical value but also presents huge opportunities to capitalize on its notoriety. The opportunities presented by this are endless, with a story to tell, alongside agriculture, diversification and tourism are clearly avenues to pursue, enhanced by the accessible and desirable location.

As a whole the land totals approximately 88.34 ha (215.46 ac) of which 17.84 ha (44.16 ac) is woodland and/or riverbank with the remaining circa 69.52 ha (171.78 ac) being productive grassland. There was a former sawmill on the land, with footings of buildings remaining. Subject to planning, this site would make an ideal area for a steading and/or a dwelling in the future, with good vehicular access, access to water and with electricity services close also.

The property in general is well fenced and benefits from either/or mains/natural water to all fields. The land is in good heart and historically has been well managed. The woodland provides not only commercial, amenity and environmental value, but also provides sporting value with a productive yet informal shoot run with great success over the last 40+ years. Moreover, the woodland provides excellent shelter, making the land ideal for any farming enterprise.

The land ranges from a high of approximately 138 m above sea level to a low of 79m, it is classified as Grade 3 in its entirety with the soils described as being Loamy and Clayey. Currently circa 74.78 acres of the grassland is cut annually for hay/silage,

however the nature of the land suggests more could be. The fields are predominately flat in nature albeit on a gentle slope. They are well proportioned with good access and in theory much of the land would plough if required. This year has seen 38.80 acres direct drilled a with new a grass ley as part of a current SFI scheme, the intention being to maintain and improve soil health fertility and productivity, the benefits of such improvements will be available from the outset for any purchaser.

The woodland comprises a mixture of both broadleaf and conifers, much of which is of an age to present commercial opportunities, and as such offers an additional and immediate income. Aside from the commercial aspect of the woodland, there is also significant amenity and sporting appeal. The natural topography provides challenging sport set against an idyllic backdrop.

Further sport can be found within the river, which provides a late run of Salmon as well as Sea Trout and Brown Trout. Again, such sport can be enjoyed amidst the most idyllic and serene surroundings, with both otter and kingfisher resident in the area, and all of this within touching distance of the bustling market town of Hexham.

The combination of the commercial, lifestyle and amenity elements of the property, coupled with the development and diversification opportunities presented by the land's accessibility and the location genuinely offers a purchaser the chance to acquire a rare and typically Northumbrian gem.

### **LOTING**

The property is offered for sale as whole. However, the excellent roadside access does offer the opportunity for Lotting.

Lotting may therefore be considered but any interest in this should be expressed as soon as possible to the selling agent.

The vendor will erect a new fence between points A-B on the sale plan, within six weeks of completion. Any additional fences to be erected by the purchaser(s).

### **LOCATION**

The land is situated in the heart of the Tyne Valley, in the gateway to the famed "Hexhamshire" and lies approximately 2.5 miles to the south of Hexham and 3.5 miles to southwest of Corbridge. The land is readily accessible with multiple access points to the public highway and in turn the areas major transport links. The markets for the commodities which the property may generate are therefore within easy reach, be they forestry or agriculture, or in terms of diversification, tourism

What3Words: ///crystals.inclines.gourmet

### **ACCESS**

Access to the property can be taken directly off the B6306 (Hexham to Slaley road).





## **GENERAL REMARKS & STIPULATIONS**

### **Method of Sale**

The Property is offered for sale by Private Treaty. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded.

### **Environmental Schemes**

There are no agri-environmental schemes on the property, however given the nature of the land such schemes could be attractive to a potential 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. The Land is currently Let subject to two Grazing Licenses which terminate on the 21<sup>st</sup> November 2025.

### **Services**

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

### **Anti Money Laundering Regulations**

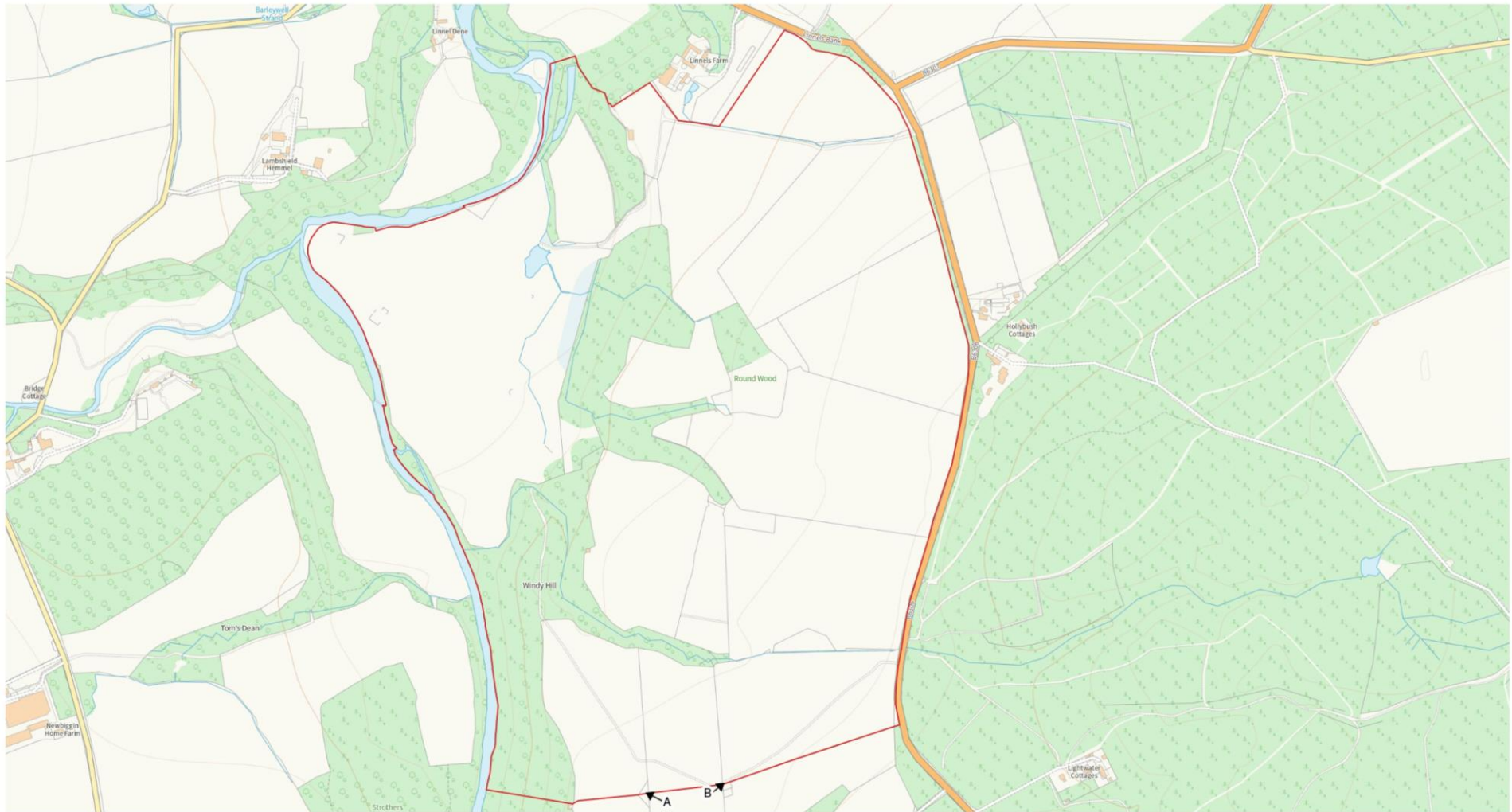
Prospective Buyers should be aware that if they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

### **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](mailto:harry.morshead@youngsrps.com)



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