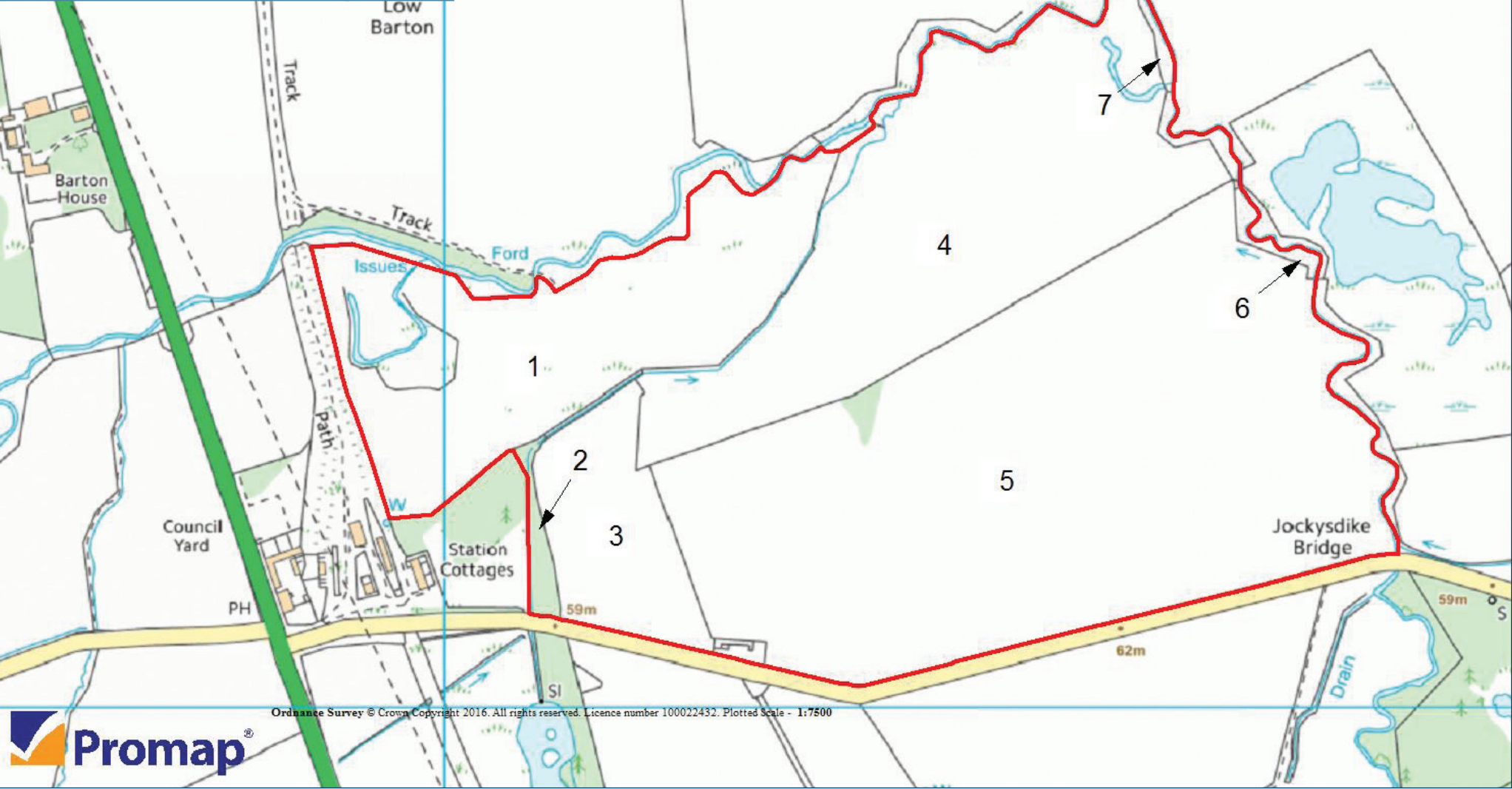


Map Ref.	Sheet ID	Parcel ID	Land Use	Total Area		English Region
				Hectares	Acres	
1	NU0912	1435	Perm. Pasture	7.1	17.54	N
2	NU0912	0917	Wood	0.3	0.74	N
3	NU0912	1515	Perm. Pasture	2.45	6.05	N
4	NU0912	4647	Perm. Pasture	9.82	24.27	N
5	NU0912	2615	Perm. Pasture	18.79	46.43	N
6	NU0912	7643	Perm. Pasture	0.16	0.4	N
7	NU0912	7153	Perm. Pasture	0.28	0.69	N
Total				38.9	96.12	



RICHARD BROWN
& PARTNERS

Land at Thrunton Lowfield
Alnwick, Northumberland



Land at Thrunton Lowfield

Alnwick, Northumberland

A rare opportunity to purchase a useful block of grassland.

- 96.12 acres (38.9 hectares) of productive grassland
- Good road frontage
- Excellent range of livestock handling pens and yard

For sale as a whole by private treaty

RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP
Tel: 01668 213 546
www.richardbrownandpartners.co.uk



GENERAL INFORMATION

Location

The land is situated in an accessible location almost immediately off the A697, some 6.5 miles west of Alnwick at the Bridge of Aln.

Description

This is a good opportunity to acquire a productive block of grassland which comprises part rig and furrow. Historically the land has been grazed and mown. In total the land extends to approximately 96.12 acres (38.9 hectares).

The land which is split into four parcels has good roadside frontage and at the main entrance has an excellent set of cattle/sheep handling pens, loading dock and area of hardstanding.

The land is bounded by the River Aln and a tributary to the north and east, a former railway line and woodland to the west and the Alnwick road to the south. The land is naturally watered.

Basic Payment Scheme & Stewardship

BPS entitlements to cover the land are included in the sale. The land is not subject to any form of stewardship agreement.

Mineral, Timber and Sporting Rights

In so far as they are owned, the mineral rights are included in the sale. All standing and fallen timber will be included within the sale and the sporting rights are in hand.

Plans, Areas and Schedules

These are based on the areas provided by the

Rural Land Registry and Ordnance Survey and are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied himself as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

Lotting

The property is offered for sale as a whole, however the vendor reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Viewings

Strictly by appointment with the Richard Brown & Partners.

Health & Safety

Please be aware of the potential hazards of a working farm and be as vigilant as possible when making any inspection of the property. No unaccompanied viewings can be made without the prior consent of agent.

IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follows set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared, and photographs used were taken in September 2016. These particulars are set out as a general outline only for the guidance for intending applicants and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

