



RICHARD **BROWN**
& PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Land at Burnhope
County Durham





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County Durham

Lanchester – 2 miles, Durham - 7 miles

A productive block of grassland and woodland extending to
42.59 hectares (105.24 acres) or thereabouts

35.28 hectares (87.18 acres) of grassland and
7.31 hectares (18.06 acres) of commercial woodland and tracks

Well restored former open cast land split into useful sized fields

Woodland stands and well fenced mature hedges providing excellent shelter

Mains water supply

Private location yet good roadside access provided by right of way along a shared lane

FOR SALE AS A WHOLE

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GENERAL INFORMATION

The land represents an excellent opportunity either to provide a useful addition to an established farm or make a sound initial investment in agricultural land. The block has been well farmed as part of an organic system for the past 6 years and the benefits of which are clear to see this year with an impressive clover rich sward.

Situation

Although the land almost adjoins Burnhope village, it still benefits from a reasonably private situation largely thanks to it being some 300m from the public highway. Access is along a single farm track over which the owner has right of passage at all times and a share in its maintenance.

Description

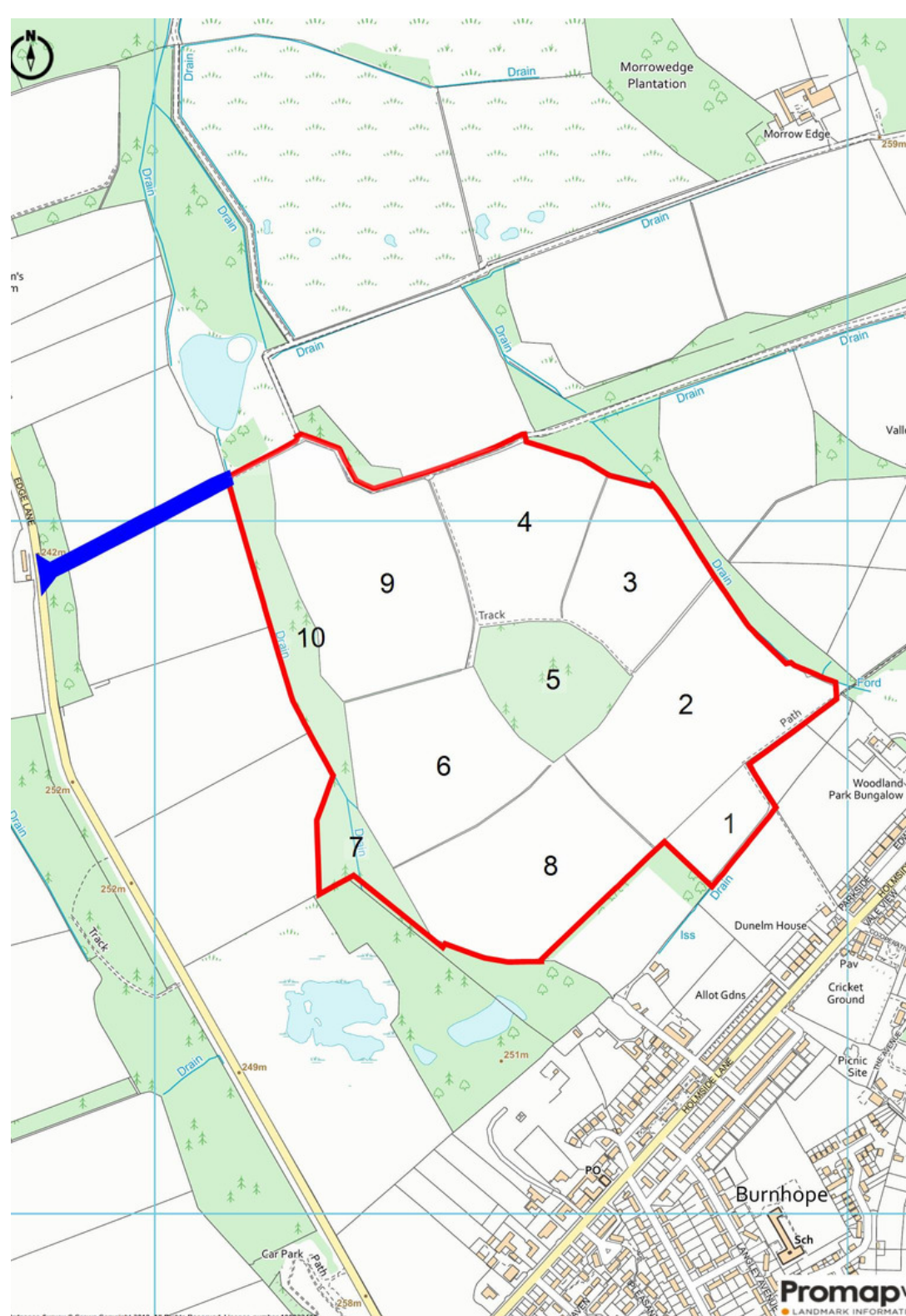
A productive block of grassland and woodland extending to 42.59 hectares (105.24 acres) or thereabouts all held within a ring fence. Approximately 35.28 hectares (87.18 acres) of grassland and 7.31 hectares (18.06 acres) of commercial woodland and tracks.

The land has been open-cast and was subsequently restored and drained in the early 1990s. The land is either flat or very gently sloping and sits at approximately 240m above sea level. The block is split into decent sized fields by good fences and mature hedges providing excellent shelter for livestock.

Agricultural Land Classification map North East Region (ALC001) which was last published by Natural England on 8 August 2010 shows the land being classified as Grade 4. All land is classified by the Rural Land Registry as Non SDA.

Formal land classifications aside, it is clear on inspection the land is in good heart having been well farmed.

Whilst it is anticipated the main interest in the land will come from those in agriculture that is not to underestimate the value held in the woodland both in terms of amenity, shelter and its commercial value.



Parcel	Sheet ID	Parcel ID	Land Use	Hectares	Acres
1	NZ1848	8455	Grassland	1.33	3.29
2	NZ1848	8071	Grassland	6.93	17.12
3	NZ1848	6993	Grassland	3.67	9.07
4	NZ1848	5498	Grassland	4.73	11.69
5	NZ1848	5777	Woodland	3.05	7.54
6	NZ1848	4165	Grassland	5.26	13.00
7	NZ1848	2951	Woodland	1.32	3.26
8	NZ1848	5449	Grassland	6.01	14.85
9	NZ1848	3390	Grassland	7.35	18.16
10	NZ1848	2085	Woodland	2.57	6.35
			Tracks	0.37	0.91
TOTALS				42.59	105.24

GENERAL REMARKS

Basic Payment Scheme

BPS entitlements are included in the sale.

Stewardship

The land is certified organic with Organic Farmers and Growers and currently forms part of an Organic Higher Level Stewardship Scheme ending on 31st July 2020. Should completion take place prior to this date the remainder of the agreement would be transferred to the purchaser.

Timber and Sporting Rights

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 themselves 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, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Please note there are two public footpaths crossing over the southern end of the property and a public bridleway along the access track.

Services

The land is serviced by mains water.

Method of Sale

The land is initially being offered for sale by private treaty.

Tenure

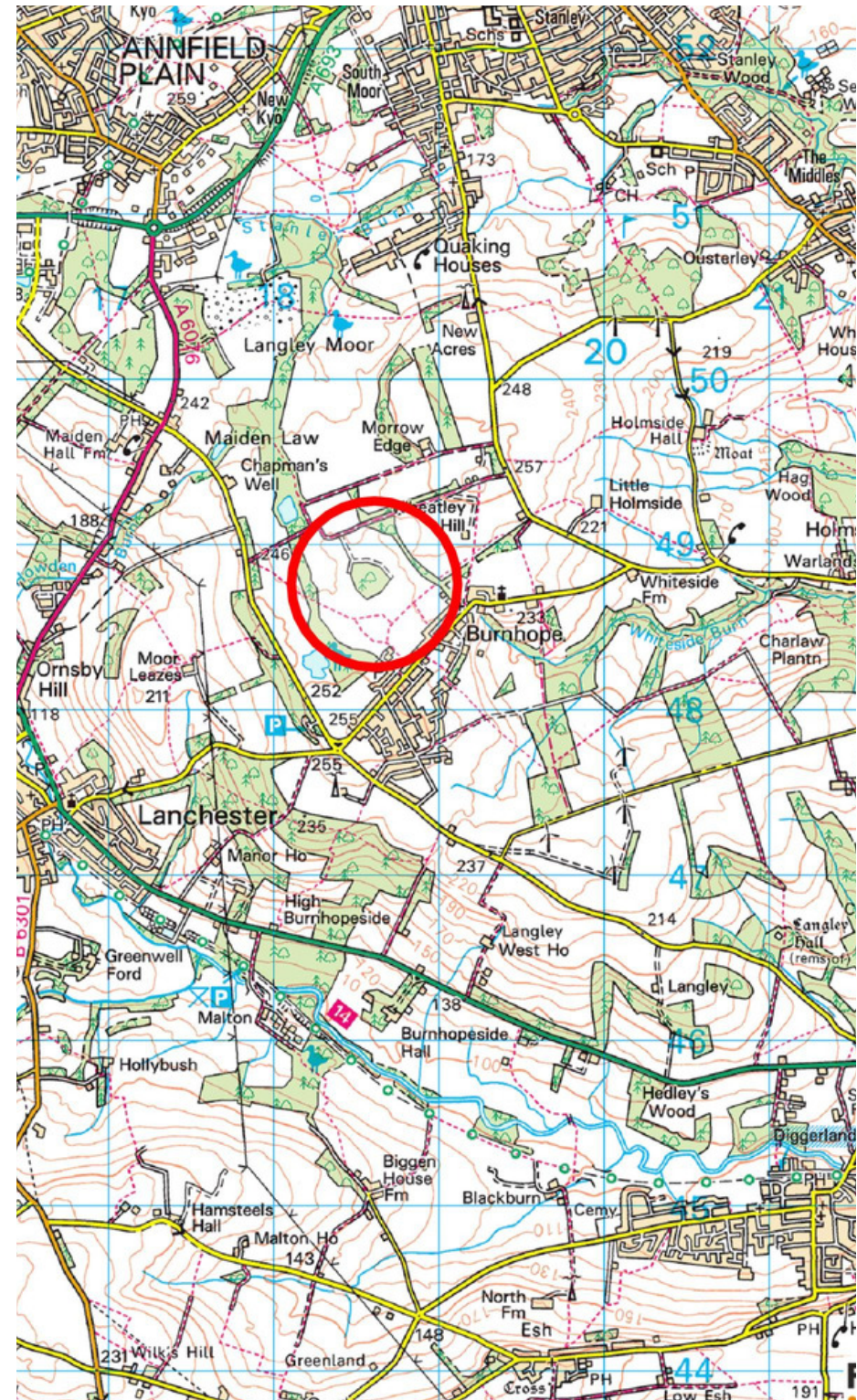
The farm is offered for sale with the benefit of vacant possession.

Viewings

Access to the property is secured by a locked barrier and as such we ask those wishing to view other than by foot to make arrangements through the selling agent. Those who are happy to access and view the land on foot may do so at any reasonable time of day when in possession of a set of these particulars.

Health & Safety

Please be aware of the potential hazards of a working farm and be as vigilant and careful as possible when making an inspection of the property.





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 follow 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 August 2019. These particulars are set out as a general outline only for the guidance for interested parties 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 Vendors 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 important 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.



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