











## Land at Benknowle

Elwick, Hartlepool, TS27 3HF

A productive block of Grade 3 arable land extending to 56.87 hectares (140.52 acres) or thereabouts

**Lot 1**: 23.27 hectares (57.49 acres)

Lot 2: 21.81 hectares (53.90 acres)

**Lot 3**: 11.79 hectares (29.13 acres)

Sizeable fields ideal for modern arable machinery

Good roadside access

Well farmed and in excellent order throughout

FOR SALE AS A WHOLE OR IN UP TO 3 LOTS

## 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**

An excellent opportunity for any purchaser to make a sound agricultural investment whilst adding first class arable acres to their existing holding. Overall an extremely impressive block of land and likely to be highly sought after.

#### **Situation**

Good access and being situated either side of the A19 puts the land in comfortable agricultural commuting distance of many.

## Description

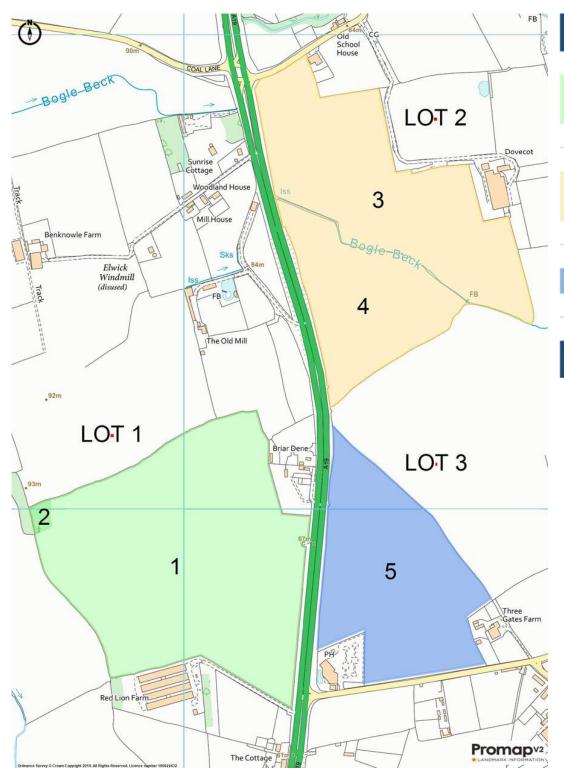
With the exception of a small woodland copse in Lot 1, the property comprises entirely of productive arable land which has the ability to consistently produce high yielding crops. Having historically formed part of a larger farm, the land has been cropped with a straightforward rotation of Oilseed rape, Wheat and Barley.

The land is either flat or gently sloping varying between 60m and 90m above sea level and held in sizeable fields ideally suited to modern agricultural operations.

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 3. All land is classified by the Rural Land Registry as Non SDA.

Formal land classifications aside, it is unmistakable upon inspection how well the vendors have farmed the holding over the years as it is in excellent order in every respect.

The land is offered for sale as a whole or in up to 3 lots.



Parcel	Sheet ID	Parcel ID	Land Use	Hectares	Acres
1	NZ4430	9889	Arable	23.01	56.86
2			Woodland	0.256	0.63
			LOT 1	23.27	57.49
3	NZ4531	4765	Arable	13.92	34.40
4	NZ4531	3943	Arable	7.89	19.50
			LOT 2	21.81	53.90
5	NZ4530	4482	Arable	11.79	29.13
			LOT 3	11.79	29.13
			TOTALS	56.87	140.52

#### **GENERAL REMARKS**

## Basic Payment Scheme (BPS) & Stewardship

BPS entitlements are included in the sale. The land does not form part of any stewardship scheme.

## **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 Payments Agency 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.

#### **Services**

The land has no services.

#### **Method of Sale**

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

### **Standing Crop**

Standing crops will be made available to the successful purchaser(s) by separate negotiation.

#### **Tenure**

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

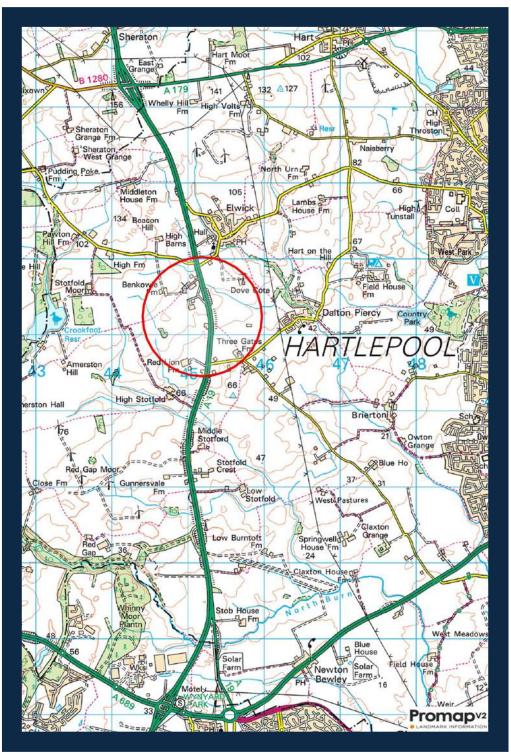
### **Viewings**

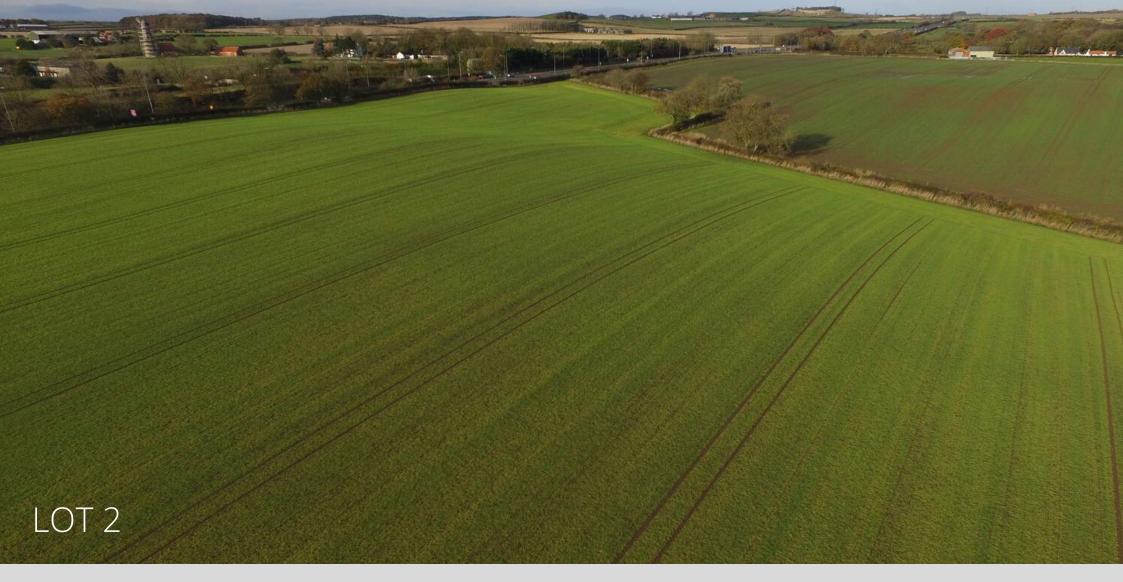
Strictly by prior appointment with the selling agents.

## **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 October & November 2019. These particulars are set out as a general outline only for the guidance for interested parties and do not constitute, nor 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.



# RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Tel: 01668 213 546 www.richardbrownandpartners.co.uk

