



RICHARD BROWN
& PARTNERS

Land at Tritlington Broom
Morpeth, Northumberland, NE61 3DT





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A productive block of Grade 3 arable and grassland extending to 90.84 hectares (224.46 acres) or thereabouts

Lot 1: 46.35 hectares (114.53 acres)

Lot 2: 44.49 hectares (109.93 acres)

Sizeable fields ideal for modern farming operations

Good roadside access

Mains water supply

Well farmed and in good order throughout

FOR SALE AS A WHOLE OR IN 2 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



Lot 2



Lot 2

GENERAL INFORMATION

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

The land is currently let on two separate Farm Business Tenancy agreements both of which ending on 31st March 2022.

The land is offered for sale as a whole or in 2 lots.

Situation

Both Lot 1 and Lot 2 have excellent roadside frontage and being situated immediately off the A1 puts the land in comfortable agricultural commuting distance of many.

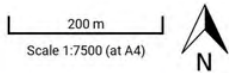
Description

The property is a mixture of productive arable, temporary grass leys and sound grazing pastures. The land is generally well fenced and has the benefit of a mains water supply.

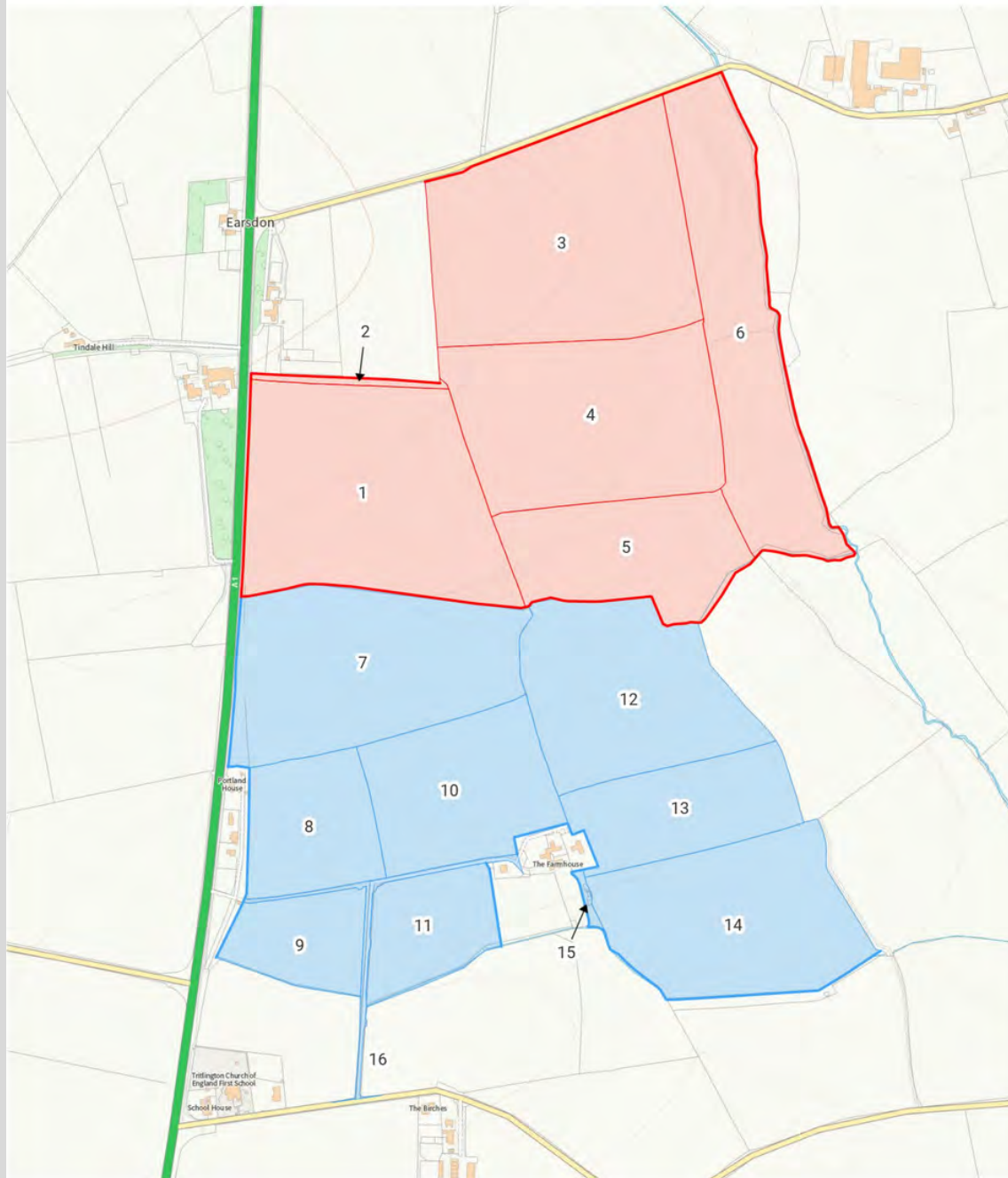
The land is either flat or gently sloping varying between 70m and 100m above sea level and held in sizeable fields ideally suited to modern agricultural operations.

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 clear upon inspection the property has been well farmed and is in good order throughout.

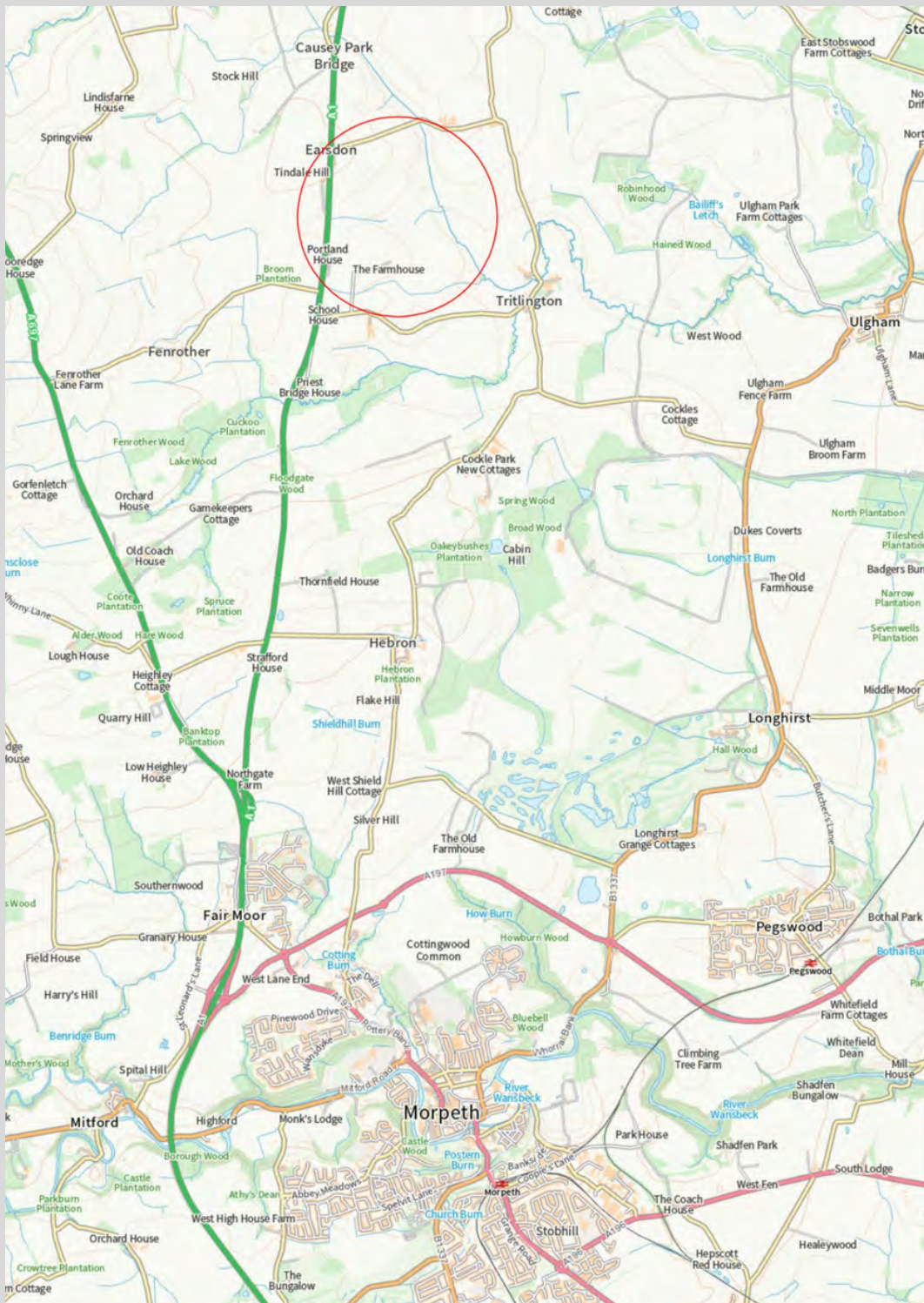


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Map Ref	Parcel ID	Land use (2021)	Land use (2020)	Land use (2019)	Total Hectares	Acres
LOT 1						
1	NZ1993 0826	WOSR	WB	WB	11.09	27.40
2	NZ1993 0543	PG	PG	PG	0.30	0.74
3	NZ1993 3767	WB	WB	WW	11.67	28.84
4	NZ1993 4237	PG	PG	PG	9.45	23.35
5	NZ1993 4816	PG	PG	PG	5.39	13.32
6	NZ1993 6452	PG	PG	PG	8.45	20.88
SUB-TOTAL					46.35	114.53
LOT 2						
7	NZ1992 1099	PG	PG	PG	9.27	22.91
8	NZ1992 0077	TG	TG	TG	3.76	9.29
9	NZ1892 9759	PG	PG	PG	2.61	6.45
10	NZ1992 2282	WW	PG	PG	5.57	13.76
11	NZ1992 1960	WW	WW	PG	2.99	7.39
12	NZ1992 4895	WW	PG	PG	7.46	18.43
13	NZ1992 5579	TG	TG	TG	4.34	10.72
14	NZ1992 6264	PG	PG	PG	7.82	19.32
15	NZ1992 4165	PG	PG	PG	0.12	0.30
16	NZ1992 0853		Road		0.55	1.36
SUB-TOTAL					44.49	109.93
TOTAL					90.84	224.46

Lot 1



GENERAL REMARKS

Basic Payment Scheme (BPS)

Whilst the BPS entitlements are not included in the sale, they will be made available to purchase by separate negotiation.

Stewardship

There is a stewardship scheme on Lot 1 with field parcels 4 and 5 covered by "Options" EK2/EK3 & ED5. Parcel 6 is covered by "Option" HK15. The scheme ends on 30th September 2023. As at 31st March 2022, Lot 2 will not be subject to a 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. Without prejudice to the above; a public footpath crosses Lot 2 coming along the old access road and out over fields 13 & 14.

Third Party Access

The owners of the five residential properties at Tritlington Broom have access over the tarmac road (pt parcel 16) on Lot 2. Maintenance and repair is shared with these properties.

Services

Mains water only.

Boundaries

All boundaries outlined in bold are the responsibility of the Property to repair and maintain.

Method of Sale

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

Standing Crop

Any standing crops will be available to the successful purchaser(s) by separate negotiation.

Tenure

Lots 1 and 2 are offered for sale subject to a Farm Business Tenancy agreement ending 31st March 2022.

Viewings

Strictly by prior appointment with the selling agents;

Richard Brown & Partners, The Office, South Bellshill, Belford, NE70 7HP
Tel: 01668 213 546

Health & Safety

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



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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 May 2021. 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 in 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.