

Land at Newton on the Moor

Alnwick, Northumberland

RICHARD **BROWN**
& PARTNERS

Land at Newton on the Moor

Alnwick, Northumberland

Newton on the Moor – 0.25 miles, Alnwick - 5 miles

A sound rigg and furrow grass field extending to
3.01 hectares (7.45 acres) or thereabouts.

Roadside frontage and a mains water connection.

Small range of pole barn buildings .

FOR SALE AS A WHOLE

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 great opportunity for any purchaser to make a sound agricultural investment.

Description

The parcel has good roadside access and has the benefit of a mains water connection. All boundaries, apart from the southern stretch belong to the property.

Agricultural Land Classification map North East Region (ALC001) shows the land being classified as Grade 3. All land is classified by the Rural Land Registry as Non SDA.

GENERAL REMARKS

Environmental Stewardship

The land is not currently subject to any form of stewardship agreement.

Sporting Rights

Not included.

Plans, Areas and Schedules

These are based on measurements taken in February 2024 and 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.

Tenure

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

Development Overage

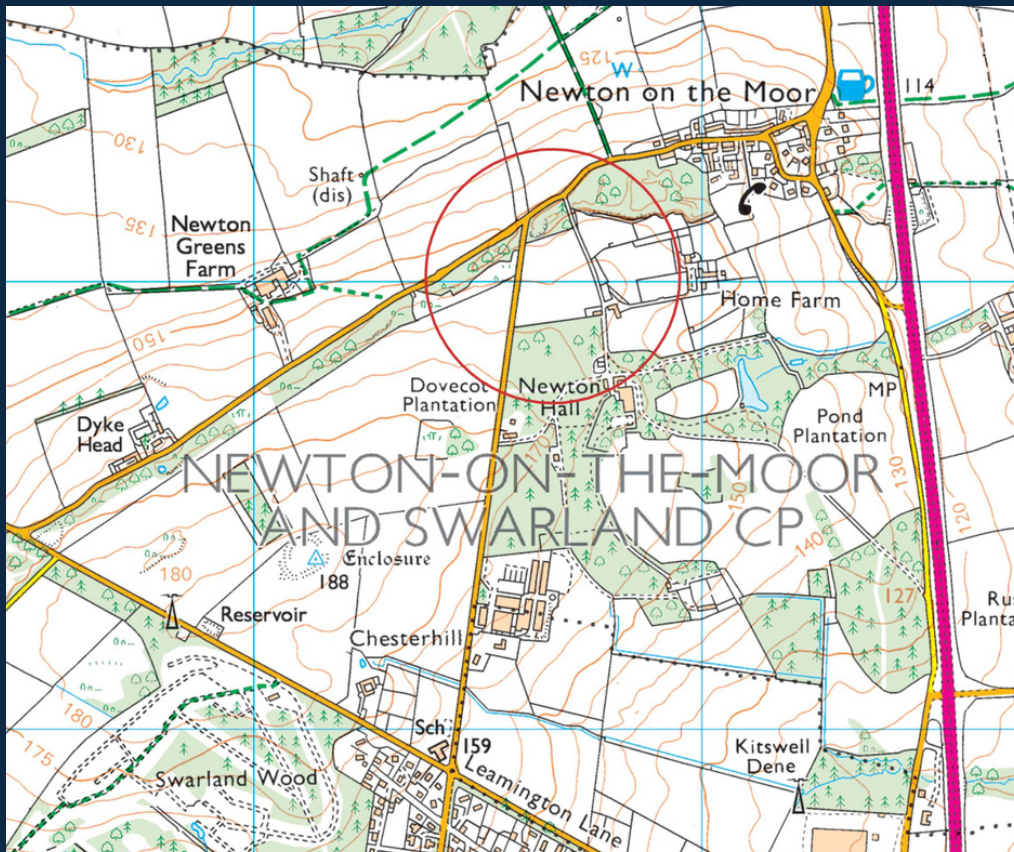
The field is offered for sale subject to a 20 year clawback on 50% of any non agricultural, forestry or equestrian development.

Method of Sale

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

Viewings

Strictly by appointment only, to be arranged through Richard Brown & Partners.



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IMPORTANT NOTICE

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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 February 2024. 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.