



EXCITING OPPORTUNITY FOR SALE

South Farm,
Barlow, Blaydon



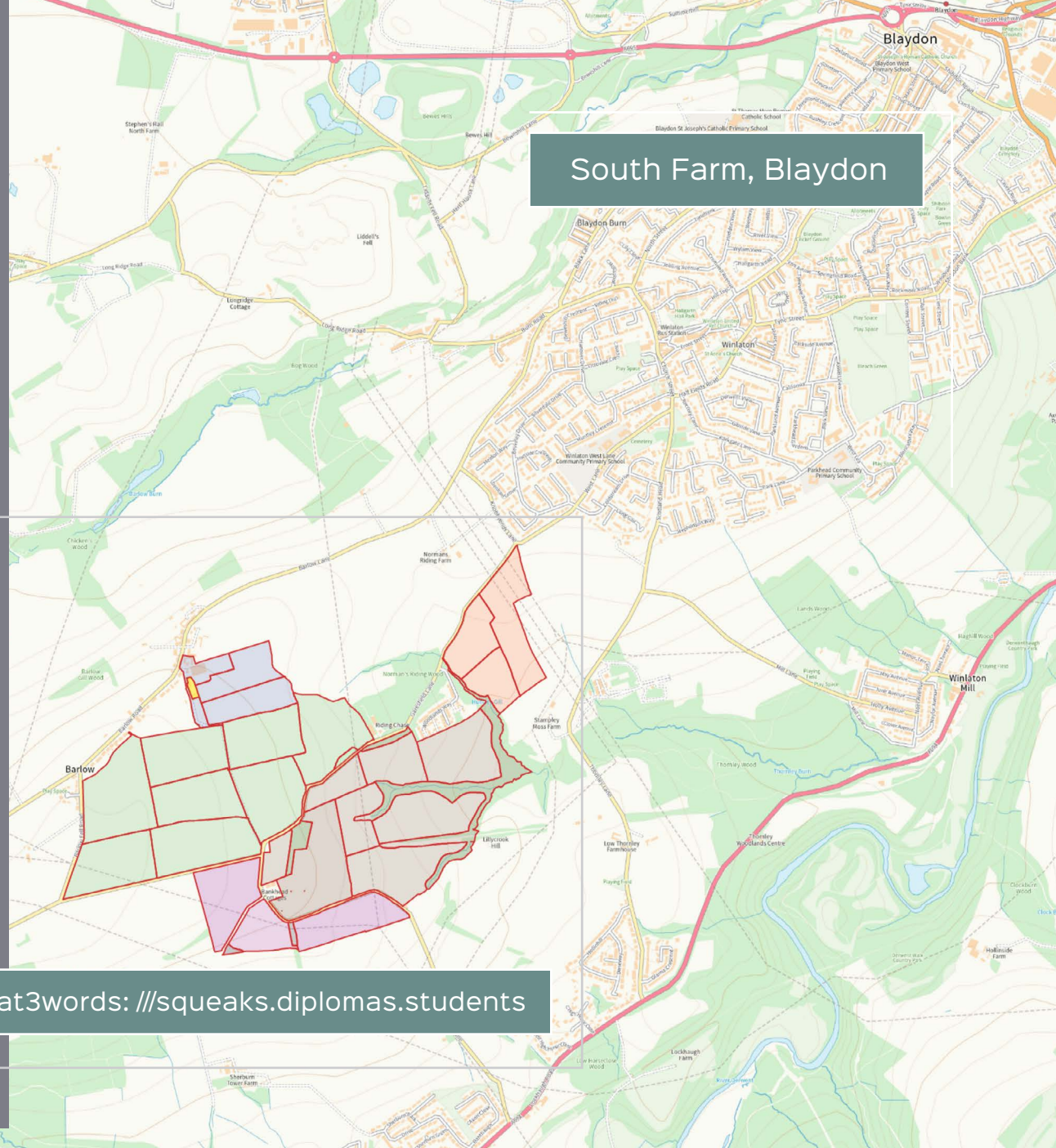
INTRODUCTION

A well-proportioned arable and improved grassland farm on the urban fringe at Barlow, Blaydon extending 122.83 Ha (303.46 Ac). South Farm is an established mixed farm that benefits from roadside frontage throughout presenting a great investment opportunity for farmers, lifestyle and investment purchasers. For sale as a whole or in 5 lots.

LOCATION & SITUATION

South Farm, Barlow is accessed at a number locations. Lot 1 and the main steading are accessed via the centre of Barlow village, Lot 2 benefits from a track running through the centre from Ashtree Lane to the south. Access to lots 3 and 4 comes from Garesfield Lane and lot 5 from Hollinghill Lane. South Farm is approximately 1.5 miles south west from the centre of Winlaton Village and 0.8 miles north of Rowlands Gill.

What3words: ///squeaks.diplomas.students



SOUTH FARM DESCRIPTION

South Farm is situated in the centre of Barlow village and runs south down to Ashtree Lane and then east over Garesfield lane towards Stampley Moss Farm. South Farm is an established mixed farm which has been owned by the current vendors and their family for over 70 years. The land lies between 150m and 170m above sea level.

The road inter sections mean the farm is very accessible all year round.

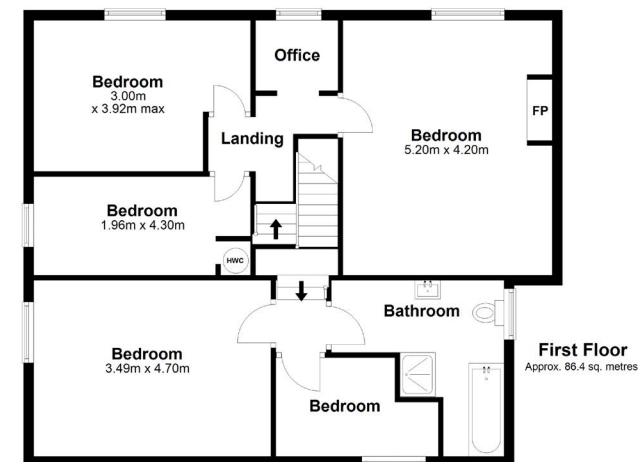




South Farm, Blaydon



Total area: approx. 188.4 sq. metres



SOUTH FARM FARMHOUSE (LOT 1)

The 5-bedroom farmhouse at South Farm is located on the western edge of the steading. There is a run of traditional buildings extending off the back of the farmhouse and creates a courtyard to the rear of the property. There is a front lawn on the southern side of the house which benefits from the evening sun.

The property benefits from oil fired central heating, mains water, electric and mains sewage.

Council Tax Rating: E EPC Rating: E

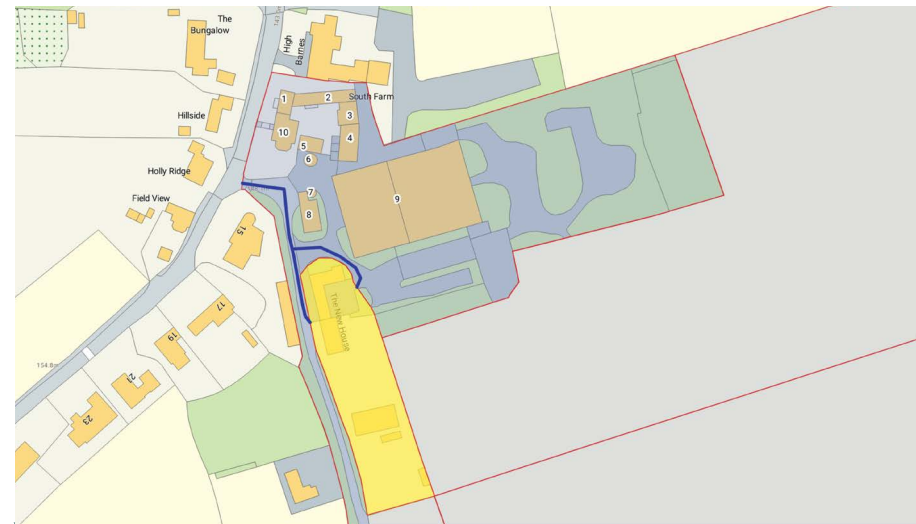


SOUTH FARM STEADING (LOT 1)

The farm steading at South Farm occupies an elevated position to the west of Barlow village and benefits from views across Blaydon and Newcastle. The steading comprises several traditional stone and brick buildings along with several wooden pole barns, silage pit and extensive yard space. A full building schedule and plan is located further through the particulars.

The Land with Lot 1 falls outside of the Settlement Boundary for Barlow Village and is within the Green Belt. Planning potential exists for the farm steading including for conversion through 'Class Q' development. Following recent Government announcements, including a revised Planning Policy Framework, development may be possible following any future relaxation of Green Belt policies including the introduction of 'Grey Belt'. Any future purchaser should seek their own independent planning advice.

South Farm, Blaydon



Plan No.	Steading	Approx Area m ²
1	Garage	55.32
2	Original Steading	131.74
3	Single Storey Farm Building	77.45
4	Timber Framed General Purpose Building	120.82
5	Stone Farm Building	60.27
6	Silo	23.45
7	Silo	11.06
8	Old Pig Unit	112.65
9	Pole Barn	1968.41
10	Farmhouse	188.4



LAND

The land at South Farm extends to 120.94 Ha (298.84 Ac) of Arable, Improved grassland and pockets of woodland. The topography across the farm means that most of the farmland has been cultivated and cropped over the years. The arable and temporary grassland on the farm extends to 73.74 Ha (182.21 Ac), the section of permanent grassland is located within lot 3 to the west of Garesfield Lane and extends to 34.76 Ha (85.89 Ac) with the remaining area being made up of 7.81 Ha (19.29 Ac) of woodland and 1.87 Ha (4.62 Ac) of steading and tracks.

The mixed farming operation and traditional cropping rotation at South Farm has meant that the entire farm has benefited from regular farmyard manure applications.

The land is split into 5 main lots divided up by the roads through the farm. **Lot 1** comprises 2 improved grassland fields with the farmhouse and steading which have been used for cattle grazing latterly. **Lot 2** is all arable and improved grassland with south facing views down to Ashtree Lane extending to 47.40 Ha (117.14 Ac). **Lot 3** is the block of permanent grassland known as Garesfield. There is the remains of an old farm steading in the centre of this lot. The land has views east over Gateshead and Newcastle. This lot extends to 42.24 Ha (104.38 Ac).

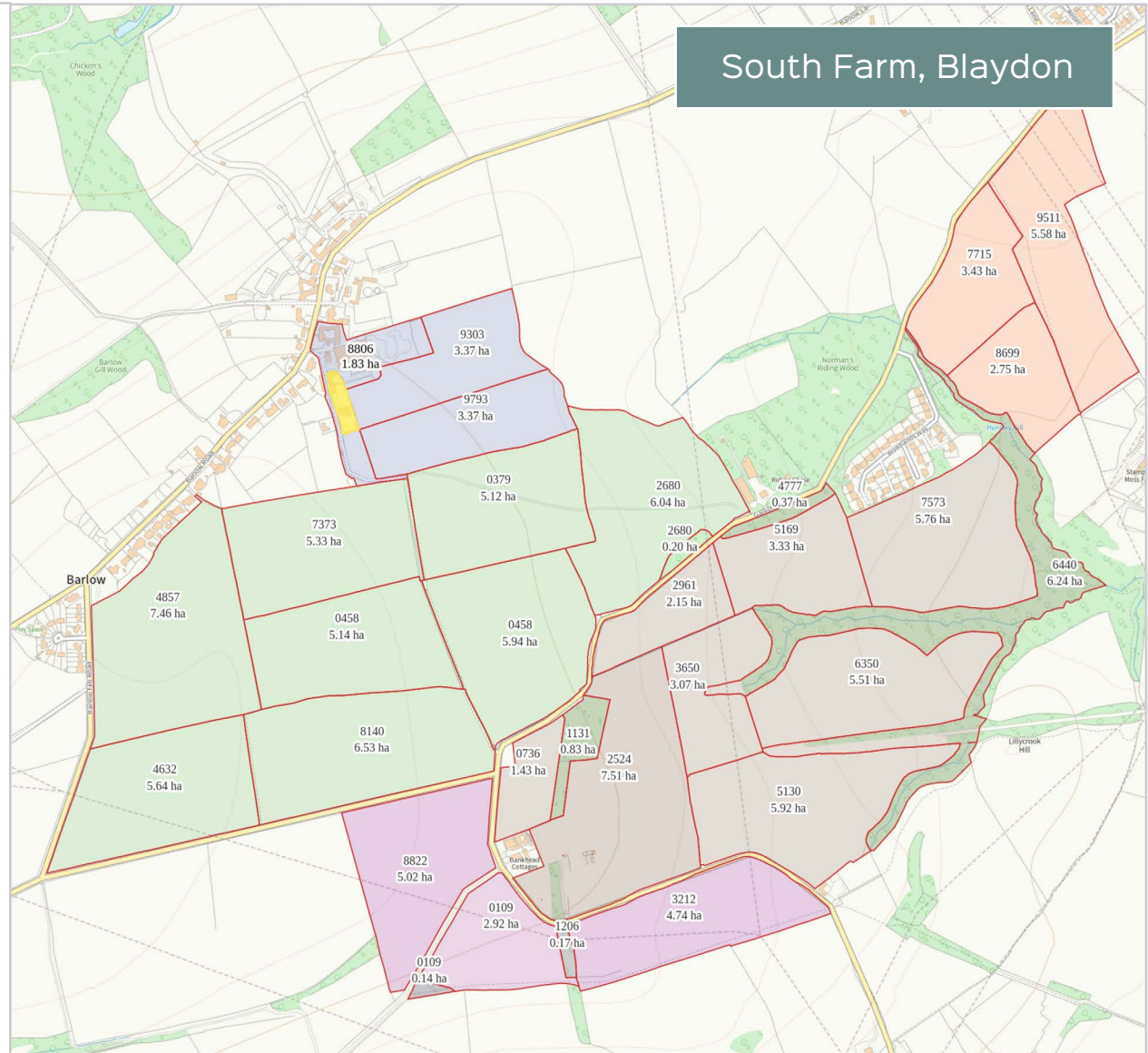


Lot 4 is to the North, accessed direct off Garesfield Lane and comprises of 3 arable fields extending to 11.76 Ha (29.06 Ac). This used to be part of the original Stampley Moss Farm. The land is currently subject to a development option with Places for People. Further details of this option are available on request from the vendors agent. Land down Hollinghill Lane makes up **Lot 5** which includes 3 arable fields and 2 shelter belts of woodland extending to 12.84 Ha (31.74 Ac).

The lotting allows purchasers who wish to purchase land to be utilised outside of agriculture the opportunity to do so. All lots have roadside access.

LOTTING

- LOT 1**
 South Farm including farmhouse, steading and adjoining fields extending to 8.57 Ha (21.17 Ac)
- LOT 2**
 Arable and improved grassland at South Farm extending to 47.40 Ha (117.14 Ac)
- LOT 3**
 Grassland land at Garesfield extending to 42.24 Ha (104.38 Ac)
- LOT 4**
 Arable land at Stampley Moss Extending to 11.76 Ha (29.06 Ac)
- LOT 5**
 Arable land at Hollinghill Lane extending to 12.84 Ha (31.74 Ac)
- Area excluded



ACCESS

Access is taken from the roads that surround the property including Barlow Crescent, Ashtree lane, Hollinghill lane and Garesfield lane. The retained property will have a full unhindered right of access over the blue access tracks to and from their property on the steading plan. There will also be a retained right of access along the lane in favour of the retained property through lot 1 and lot 2 out onto Garesfield Lane.



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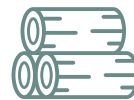
COUNTRYSIDE STEWARDSHIP

The land at South Farm is not currently entered into any Countryside Stewardship Scheme or a Sustainable Farming Incentive Scheme. This presents purchasers the opportunity to build their own scheme should they so wish. The land presents excellent opportunities through the subsidy schemes for income generation alongside traditional farming practice. With its proximity to Newcastle the land at South Farm is an excellent opportunity for any developers looking for land needed for biodiversity net gain or other natural capital projects.



PUBLIC RIGHTS OF WAY

There are public footpaths located on the land offered for sale. Full details can be found on the Gateshead Council Definitive map.



MINERAL, TIMBER AND SPORTING RIGHTS

All standing and fallen timber will be included within the sale. The sporting rights are included within the sale. Mineral rights are exempt and retained by a third party.



EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) effecting the same and all matters registrable by any competent authority pursuant to statute.



DEVELOPMENT OPTION

Lot 4 is subject to an Option Agreement between the seller and Places for People. The Option is for an initial term of 6 years from 2024. Full details are available from the selling agent.

OVERAGE PROVISION

LOT 1 – The vendor will place a 25% clawback across the lot for any uplift from agricultural and equestrian purposes because of granted planning permission for a term of 25 years.

LOT 2 - The title is already subject to a 10% overage on fields 4857, 7373, 7756, 8140 for non-agricultural or equine development. However, the vendor reserves the right to add an additional overage for any uplift in value above and beyond agricultural and equestrian value. This additional clawback will be at a rate of 15% for 25 years and will be on the fields 4857 and 7373.

LOT 3 - The vendor will place a 25% clawback for 25 years on any uplift from development on the site of the historic farm steading.

LOT 4 is subject to an option agreement with Place for People, the vendor will add an overage provision on the land for 25% of any uplift in value from agriculture or equestrian use because of any planning permission for a period of 25 years.

LOT 5 - Field 8822, has a small section bound by a restrictive covenant that states it must be used for agriculture only.

For further details on the above please speak to the selling agent.

South Farm, Blaydon



SOUTH FARM CROPPING

The land has been farmed using a traditional cropping rotation over the years, as part of a mixed farming enterprise. The land has benefited from regular farmyard manure applications.

CROPPING SCHEDULE

Field No	Field No	2022	2023	2024
Lot 1	8806	Steading	Steading	Steading
	9303	Permanent Grassland	Permanent Grassland	Permanent Grassland
	9793	Permanent Grassland	Permanent Grassland	Permanent Grassland
Lot 2	4857	Winter Barley	Oil Seed Rape	Winter Wheat
	4632	Winter Barley	Oil Seed Rape	Winter Wheat
	7373	Winter Wheat	Winter Wheat	Winter Barley
	7756	Winter Wheat	Winter Wheat	Winter Barley
	8140	Winter Barley	Winter Wheat	Winter Barley
	379	Improved Grassland	Improved Grassland	Improved Grassland
	458	Winter Wheat	Winter Barley	Winter Barley
	2680	Improved Grassland	Improved Grassland	Improved Grassland
	Lot 3	736	Permanent Grassland	Permanent Grassland
2524		Permanent Grassland	Permanent Grassland	Permanent Grassland
2961		Permanent Grassland	Permanent Grassland	Permanent Grassland
3650		Permanent Grassland	Permanent Grassland	Permanent Grassland
5130		Permanent Grassland	Permanent Grassland	Permanent Grassland
5169		Permanent Grassland	Permanent Grassland	Permanent Grassland
6350		Permanent Grassland	Permanent Grassland	Permanent Grassland
7573		Permanent Grassland	Permanent Grassland	Permanent Grassland
Lot 4	9511	Winter Wheat	Oil Seed Rape	Winter Wheat
	7715	Winter Wheat	Oil Seed Rape	Winter Wheat
	8699	Permanent Grassland	Permanent Grassland	Permanent Grassland
Lot 5	8822	Winter Wheat	Winter Wheat	Winter Barley
	109	Winter Wheat	Winter Barley	Winter Barley
	3212	Winter Wheat	Winter Barley	Winter Oats

METHOD OF SALE

The land is being offered for sale by Private Treaty and will be sold Freehold with Vacant Possession on completion of sales contracts.

LOCAL AUTHORITY

Gateshead Council

VIEWINGS

Strictly by appointment only.
Please contact selling agents:

Tim Michie MRICS

Michie Group
5F Linnet Court
Cawledge Business Park
Alnwick
NE66 2GD

Tel: 07802676161

Email: tim@michiegroup.co.uk

MICHIE GROUP

CHARTERED SURVEYORS AND TOWN PLANNERS

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agents once an offer has been submitted and accepted (subject to contract) prior to the solicitors being instructed.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agents will be responsible for defining the boundaries nor their ownership.

PLANS AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the information provided by the vendor and the land registry information available. These plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

IMPORTANT NOTICE

Michie Group for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Michie Group for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Michie Group, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Michie Group for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Michie Group is the trading name of Tim Michie 5F Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD. These Particulars were prepared in July 2024.

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