

Land at Robsheugh Farm

Milbourne, Ponteland



RICHARD **BROWN**
& PARTNERS





Land at Robsheugh Farm

Milbourne, Ponteland, NE20 0JQ

Ponteland - 5 miles, Morpeth - 13 miles, Newcastle upon Tyne - 12 miles

**A well situated block of prime arable land
complimented by amenity woodland and grazing with
significant agri-environmental appeal**

Productive land with excellent roadside frontage, comprising approx. 56.75 hectares (140.25 acres) of arable plus amenity woodland and grazing with excellent environmental attributes. In all extending to 64.22 hectares (158.69 acres) or thereabouts.

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

Land at Robsheugh Farm represents an opportunity to purchase a productive block of arable land situated in a sought after area of mid Northumberland. The land will appeal to agricultural purchasers looking to add and expand existing holdings or equally investors looking to acquire quality arable land capable of letting to provide income and to take advantage of the current tax benefits of agricultural land ownership. In addition the woodland and grassland areas included in the sale offer purchasers the opportunity to develop the environmental, stewardship and natural capital attributes of the land.

Situation

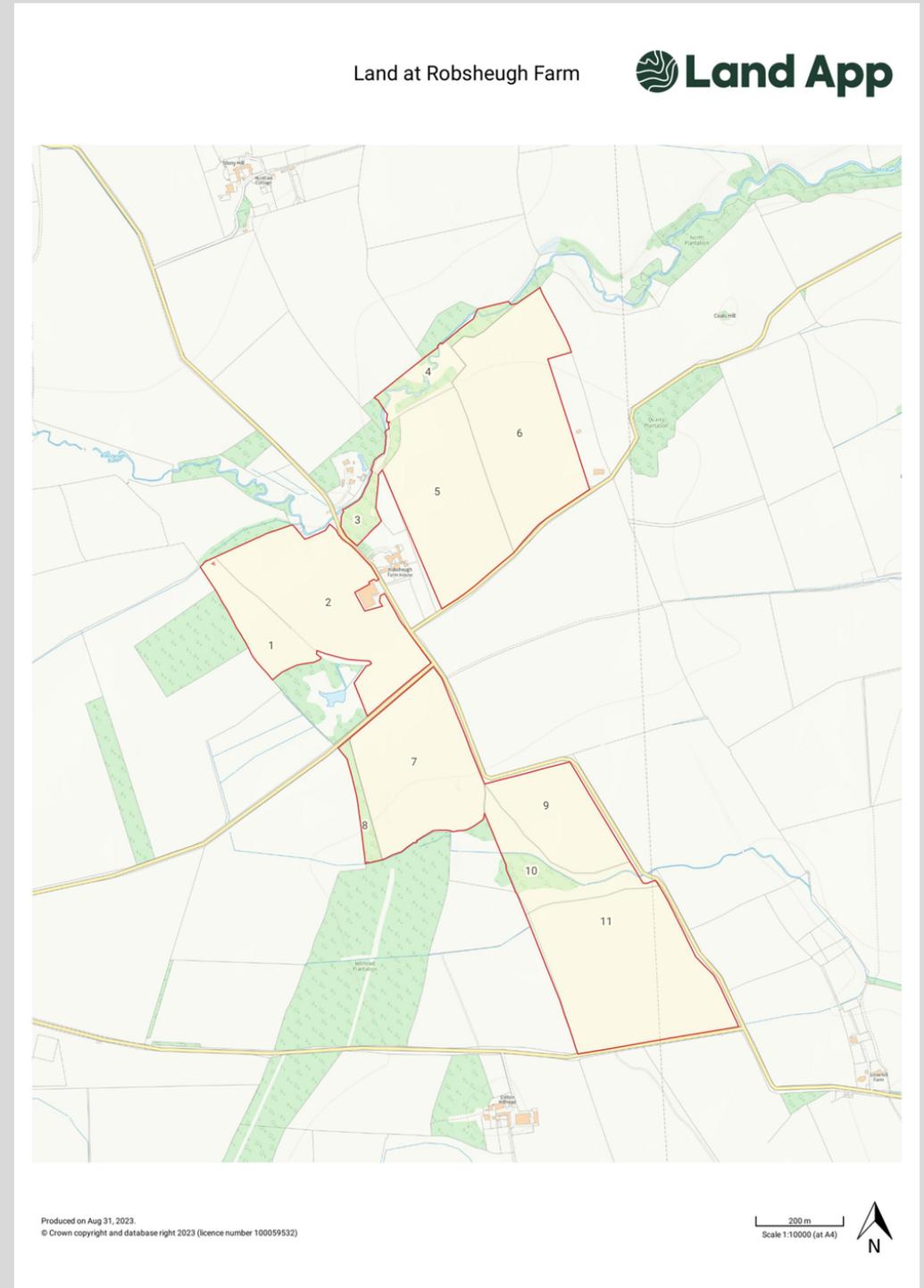
Land at Robsheugh Farm which has excellent roadside frontage is situated 0.5 miles to the west of Milbourne village close to the A696 Newcastle to Otterburn trunk road and approximately 12 miles from the city of Newcastle upon Tyne .

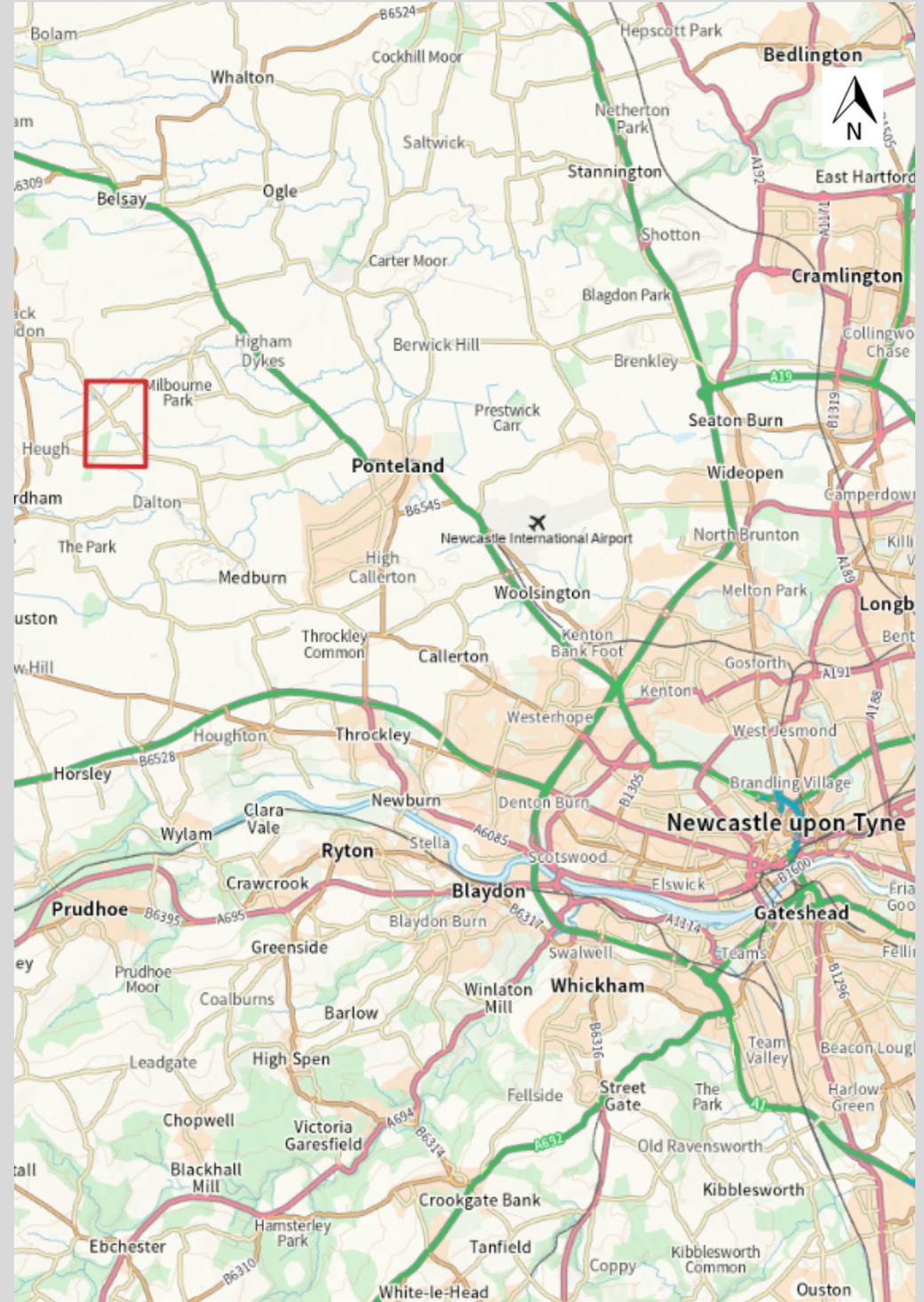
Description

Extending to 64.22 hectares (158.69 acres) in total the holding is principally arable land which has been cropped as winter wheat and winter barley for the 2023 harvest. The arable land is split between 7 principal parcels with a useful average field size of 8 hectares (20 acres). The land lies at a height of approximately 120m and 135m above sea level , is classified as grade 3 on the Agricultural Land Classification Map North East Region (ALC001) and Non SDA by the Rural Land Registry.

The cropped arable areas of the land are currently let on short form Farm Business Tenancy to a neighbouring farmer until September 2024. Further details of the agreement are available from the vendors agent on request. The woodland and grazing land extending to 7.46 hectares (18.43 acres) provides a mix of mature woodland areas with amenity grazing and incorporates the Robsheugh Burn to the northern boundary all of which provide useful environmental value to the land.

Map Ref:	Land Use	Ha	Ac
1	Arable	2.65	6.55
2	Arable	9.17	22.66
3	Woodland	0.83	2.05
4	Woodland and Grazing	2.59	6.40
5	Arable	8.72	21.55
6	Arable	10.83	26.76
7	Arable	8.56	21.15
8	Woodland	0.70	1.73
9	Arable	4.67	11.54
10	Woodland and Grazing	3.34	8.25
11	Arable	12.16	30.05
Total		64.22	158.69





GENERAL REMARKS

Basic Payment Scheme (BPS)

The land has been registered under the Rural Land Registry. The BPS payment for the 2023 scheme year (and any related payment thereafter) will be retained by the 2023 claimant. BPS entitlements are not included in the sale.

Stewardship

The land is not subject to any form of current stewardship agreement however the combination of grassland areas, margins and woodland parcels should favour the land for entry into current and future schemes.

Timber and Sporting Rights (including Fishing 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.

Note: There is one public right of way on the property - a footpath that crosses through fields 9,10 and 11. There is an overhead high voltage powerline which crosses fields 10 and 11 with a tower base in field 11.

Method of Sale

The land is being offered for sale by private treaty.

Services

Natural water supply where parcels have frontage/ access to watercourses.

Statutory Designations

Land parcels 7,8,9,10 and 11 are designated as falling within a nitrate vulnerable zone (NVZ).

Tenure

The land is sold freehold subject to the short form FBT over the arable cropped areas terminating September 2024 . Further details of the agreement are available from the vendors agent on request The woodland and grassland parcels are sold freehold with vacant possession.

Viewings

Strictly by prior appointment with the selling agents;

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

Anti Money Laundering Regulations (AML)

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers.

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.

What3Words

"kinds.severe.weds"

Photographs taken July 2023

Particulars prepared August 2023



RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Tel: 01668 213 546

www.richardbrownandpartners.co.uk



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 in August 2023 using photographs taken in July 2023. These particulars are set out as a general outline only for the guidance of 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 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.