

EXCITING OPPORTUNITY FOR SALE

Land at Ashtree Lane,
High Spen



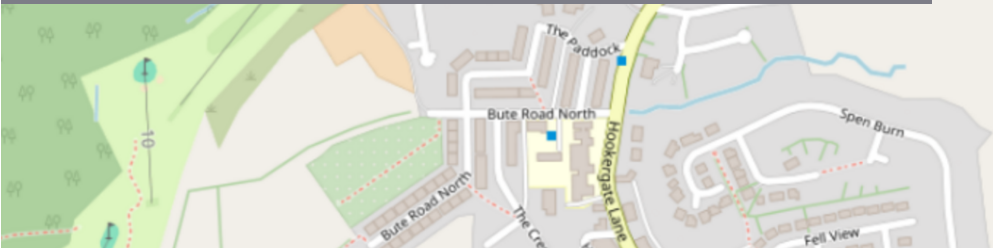
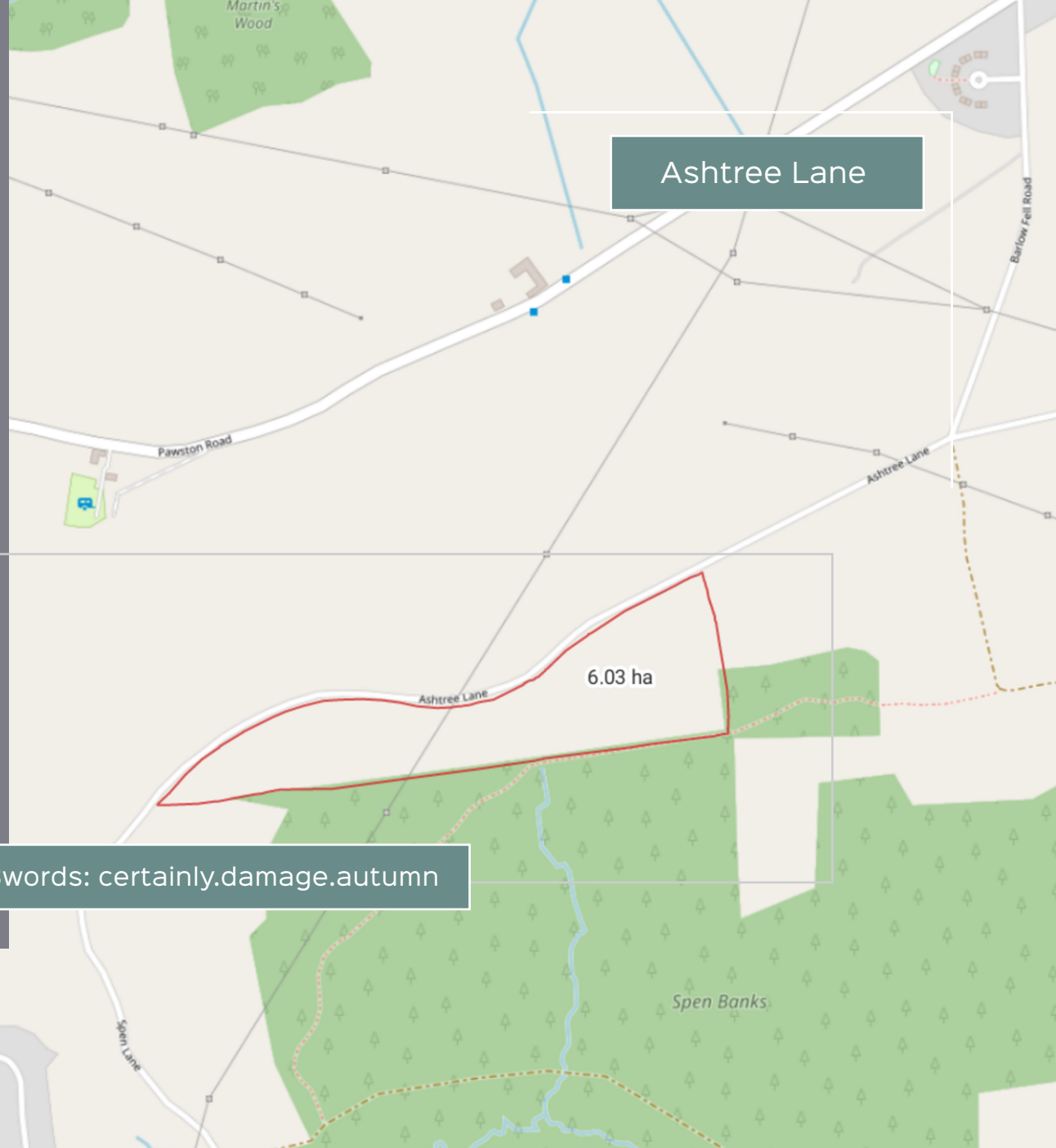
INTRODUCTION

The selling agents are delighted to bring to the market a block of arable land extending to 6.03 Ha (14.90 Ac) or thereabouts, thought to be of interest to a wide range of potential purchasers. The land has been farmed as part of a larger holding but presents a great opportunity for purchasers looking for a block of land for amenity and lifestyle purposes.

LOCATION & SITUATION

Situated to the Northwest of High Spen with frontage to Ashtree Lane with the exact location being found using what3words.

What3words: certainly.damage.autumn



FARMLAND DESCRIPTION

Currently under arable production this single enclosure has the versatility to be utilised for many other activities i.e. equine, forestry or environmental uses.

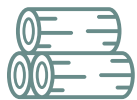
Currently free from any environmental scheme a desiring purchaser will have the ability to enter any one of the numerous environmental subsidy schemes subject to their status.

The land is Grade 3 on the Agricultural Land Classification maps.



PUBLIC RIGHTS OF WAY

The land at Ashtree Lane is unencumbered by footpaths or public rights of way.



MINERAL, TIMBER AND SPORTING RIGHTS

All standing and fallen timber will be included within the sale. The sporting rights are included in the sale in so far as they are owned. Mineral rights are excepted 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 registerable by any competent authority pursuant to statute.

METHOD OF SALE

This versatile land parcel is offered for sale freehold with vacant possession upon completion of formal contracts by private treaty.

LOCAL AUTHORITY

Gateshead Council

VIEWINGS

Potential purchasers are requested to register their interest at an early stage with the selling agents.

Viewing strictly by prior 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.