

1442 ACRES OF AGRICULTURAL LAND, AMENITY LAND AND WOODLAND

LAND AT WIDDRINGTON, MORPETH, NORTHUMBERLAND



IMPORTANT

PLEASE READ THESE GENERAL CONDITIONS WHICH APPLY TO ALL LOTS.

1. All relevant documents applicable to each lot are available within a web based Data Room. Access can be gained via
<https://sites.savills.com/harworthsales>
Interested parties visiting the site will need to provide contact details before being able to access data relating to the individual lots.
2. All the lots are freehold but most lots are subject to leases or licences. Please refer to the individual lot descriptions. Full details are available in the Data Room.
3. All lots are sold subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, all or any other like rights, whether mentioned or not.
4. There will be no apportionment of rents paid in advance to the vendor who will retain all rental payments made prior to the completion date.
5. All existing uses are permitted (agriculture, equestrian, forestry as appropriate to the specific lot). A development clawback will attach to all lots whereby 20% of the uplift in value as a result of the grant of planning permission for alternative uses within a period of 25 years from the date of completion will apply. Please see main description for clawback provisions for Lot 13 and 15 which differ.
6. Lots 1, 2, 3, 15 and 16 are undisturbed land. Lots 4 to 14 inclusive have been the subject of open cast mining or ancillary uses as part of the Stobswood and Maidens Hall Open Cast Schemes. A number of these lots are subject to Aftercare provisions. It will be the responsibility of the purchaser of each lot to abide by and complete any outstanding works outlined in the Aftercare provisions. Details available in the Data Room.
7. An inspection of all lots may be undertaken at all reasonable times whilst carrying a copy of this brochure. Please note that a number of lots are subject to existing Licenses or Tenancies and care should be taken not to cause damage to crops or endanger the welfare of any livestock. Parties inspecting the land do this entirely at their own risk. A number of lots can be accessed via existing public rights of way.
8. Areas are approximate and are taken from Ordnance Survey data and have not been taken from the Rural Land Registry data/maps.
9. The treatment of Basic Payment Scheme Entitlements insofar as they are registered are covered by the terms of individual tenancy agreements. Please refer to documentation within the Data Room.
10. Boundary responsibilities where known are indicated on the lot plans by means of T marks in the direction of ownership.
11. Sporting rights, insofar as they are owned, are included in the sale of all lots except Lot 6 where shooting rights are reserved.
12. Date of Information. Brochure prepared May 2020. Photographs taken March 2019 and May and June 2020.

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ON BEHALF OF HARWORTH GROUP PLC

1442 ACRES (583 HECTARES) OR THEREABOUTS OF ARABLE AND GRASSLAND, AMENITY LAND AND WOODLAND, IN 16 LOTS.

LAND AT WIDDRINGTON, MORPETH, NORTHUMBERLAND

Lot 1: 191.69 acres of arable and woodland.

Lot 2: 140.98 acres of arable and grass.

Lot 3: 78.49 acres of arable and grass.

Lot 4: 52.29 acres of grass and young trees.

Lot 5: 128.96 acres of arable.

Lot 6: 140.57 acres of young woodland and grass

Lot 7: 38.77 acres of former sidings and woodland

Lot 8: 47.70 acres of arable.

Lot 9: 20.77 acres of grass, young woodland and pond and arable.

Lot 10: 8.49 acres of young woodland.

Lot 11: 31.69 acres of grass and woodland.

Lot 12: 123.16 acres of grass and young woodland.

Lot 13: 241.81 acres of grass, young wood and ponds.

Lot 14: 128.98 acres of grass, young woodland, pond and electricity substation.

Lot 15: 26.58 acres of strategically located arable.

Lot 16: 41.13 acres of woodland and pond.

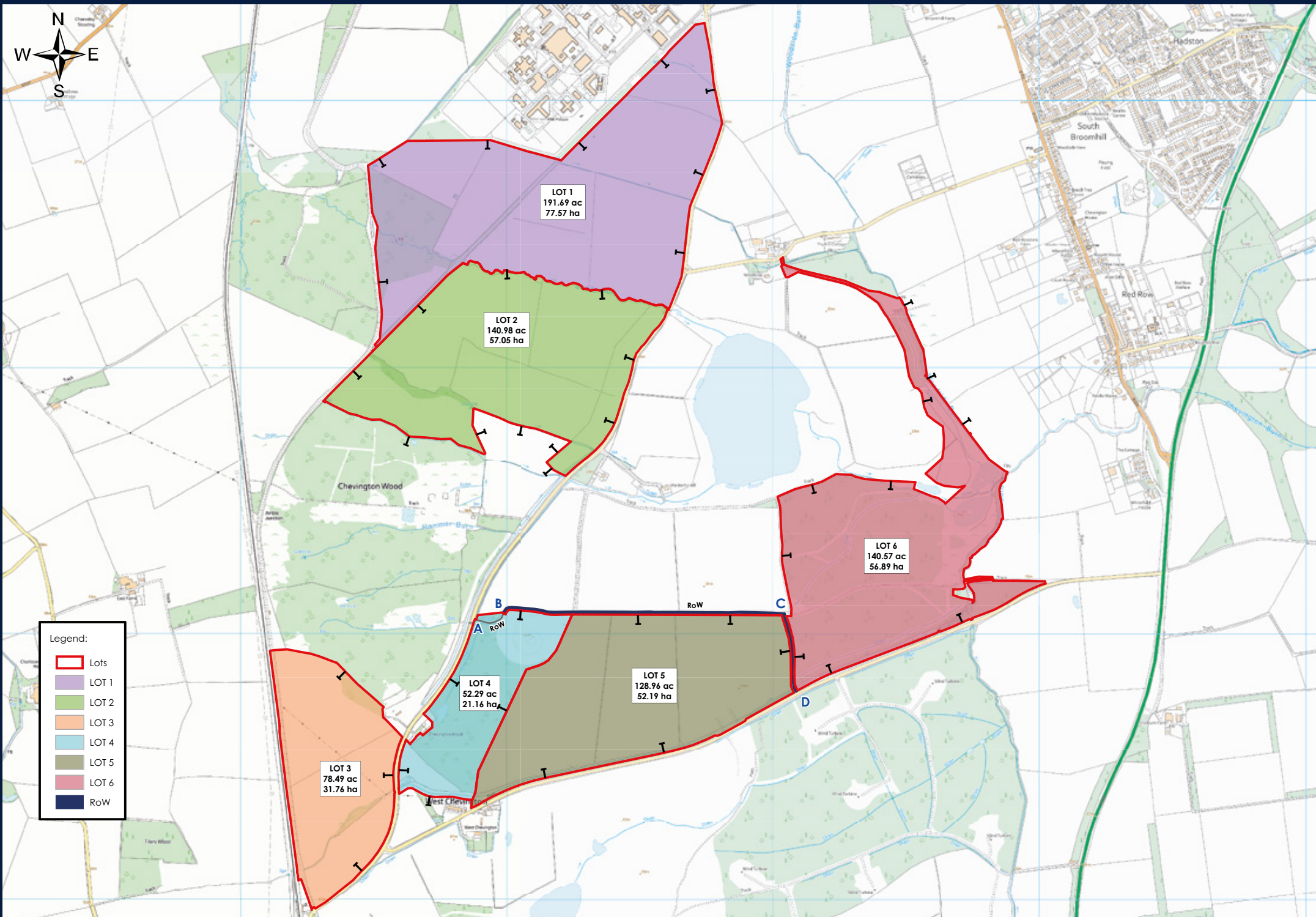
See lotting plan inside back cover

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LOT 1 – coloured purple on the plan

191.69 acres (77.57 ha) of arable land and woodland at Maidens Hall, Widdrington, Morpeth, Northumberland

Description

A useful block of arable land, including an area of mature woodland (21.8 acres or thereabouts), with good roadside access from the eastern boundary and with a good secondary access from the south over a private road.

Tenancy

The land is let in part under a 1 year Farm Business Tenancy to 30 September 2020 and in part under a Farm Business Tenancy until 30 September 2028. The sporting rights are let until 1 February 2021 and there is a stalking licence expiring on 31 March 2021.

Right of Pre-emption

This lot is subject to a right of pre-emption dated 23 September 2011 and expiring on 30 June 2023 whereby before a disposal can be made to a 3rd party the party with the benefit of the pre-emption must be given the opportunity to buy at market value. Details are available in the Data Room.

Rights of Way

This lot will have the benefit of a right of way over the access track leading to the south west corner of this lot with or without vehicles along with other users with similar rights and over the access track forming part of Lot 3, with liability for maintenance assessed according to user.

Services

No services are connected.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.

LOT 2 – coloured green on the plan

140.98 acres (57.05 ha) of arable, grass and woodland at Maidens Hall, Widdrington, Morpeth, Northumberland

Description

A useful block of arable land, including a small area of wood, with good access along the western boundary.

Tenancy

The arable land is let under a 1 year Farm Business Tenancy to 30 September 2020. The grass is let under a grazing licence until 31 October 2020. The sporting rights are let until 1 February 2021 and there is a stalking licence expiring on 31 March 2021.

Rights of Way

This lot will have the benefit of a right of way over the access track to the western boundary with or without vehicles along with other users with similar rights, including the owner/occupier of Lot 1 and over the access track forming part of Lot 3, with liability for maintenance assessed according to user.

Services

No services are connected.

Wayleaves

There are poles and overhead lines affecting this lot.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.





LOT 3 – coloured orange on the plan

78.49 acres (31.76 ha) of arable and grass at West Chevington, Widdrington, Morpeth, Northumberland

Description

A good block of mainly arable land (71.54 acres) and woodland (6.95 acres) with good access from the adopted highway along the south eastern boundary and from an access road, forming part of this lot, along the western boundary.

Tenancy

The land is let under a 1 year Farm Business Tenancy until 31 October 2020. The sporting rights are let until 1 February 2021 and there is a stalking licence expiring on 31 March 2021.

Rights of Way

This lot will be sold subject to rights of way in favour of third parties and Lots 1 and 2 over the access track on the western boundary forming part of this lot. Liability for maintenance to be assessed according to user.

A public footpath crosses this lot.

Services

No services are connected.

Wayleaves

There are poles and overhead lines affecting this lot.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.



LOT 4 – coloured turquoise on the plan

52.29 acres (21.16ha) of young woodland and grass at West Chevington, Widdrington, Morpeth, Northumberland

Description

A well-proportioned block of predominantly young woodland with extensive road frontage and good access, supplemented by an interesting grassy mound created as part of the Maidens Hall open cast site restoration programme and from which there are far reaching views.

Tenancy

This land is in hand. There is a stalking licence expiring on 31 March 2021.

Rights of Way

This lot is sold subject to a right of way with or without vehicles over the track coloured brown on the plan between the points A and B in favour of the vendor and the owners of lots 5 and 6 and their successors in title. Liability for maintenance to be assessed according to user.

Public footpaths affect this lot.

Services

No services are connected.

Aftercare

This lot is subject to aftercare provisions following open cast restoration. The purchaser will be required to undertake all outstanding works and indemnify the Vendor.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.

LOT 5 – coloured light olive on the plan

128.96 acres (52.19 ha). of arable land at West Chevington, Widdrington, Morpeth, Northumberland

Description

A substantial block of level arable land with a gentle south to south easterly aspect and with good access from the public highway along the southern boundary and a track adjoining the northern boundary.

Tenancy

A small area of the land is let under a Farm Business Tenancy to 30 September 2020 with the majority of the land in hand. There is a stalking licence expiring on 31 March 2021.

Rights of Way

This lot is sold with the benefit of a right of way with or without vehicles over the roadway coloured brown on the plan between the points A, B, forming part of Lot 4 and over the roadway coloured blue between the points B, C and D over land retained by the vendor. Liability for maintenance to be assessed according to user.

There are public footpaths affecting this lot.

Services

No services are connected.

Aftercare

This lot is subject to aftercare provisions following open cast restoration. The purchaser will be required to undertake all outstanding works and indemnify the Vendor.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.

LOT 6 – coloured pink on the plan

140.57 acres (56.89ha) of young woodland and grass at West Chevington, Widdrington, Morpeth, Northumberland

Description

An extensive area of young woodland, grass and scrub with road frontage to the south and a further access from the west.

Tenancy

Part of this lot is let under a Farm Business Tenancy until 30 September 2020. There is a stalking licence expiring on 31 March 2021.

Rights of Way

Public footpaths cross this lot. This Lot is sold subject to a right of way with or without vehicles over the track leading from Woodside on the northern boundary for the benefit of land to the east of this Lot.

Services

No services are connected.

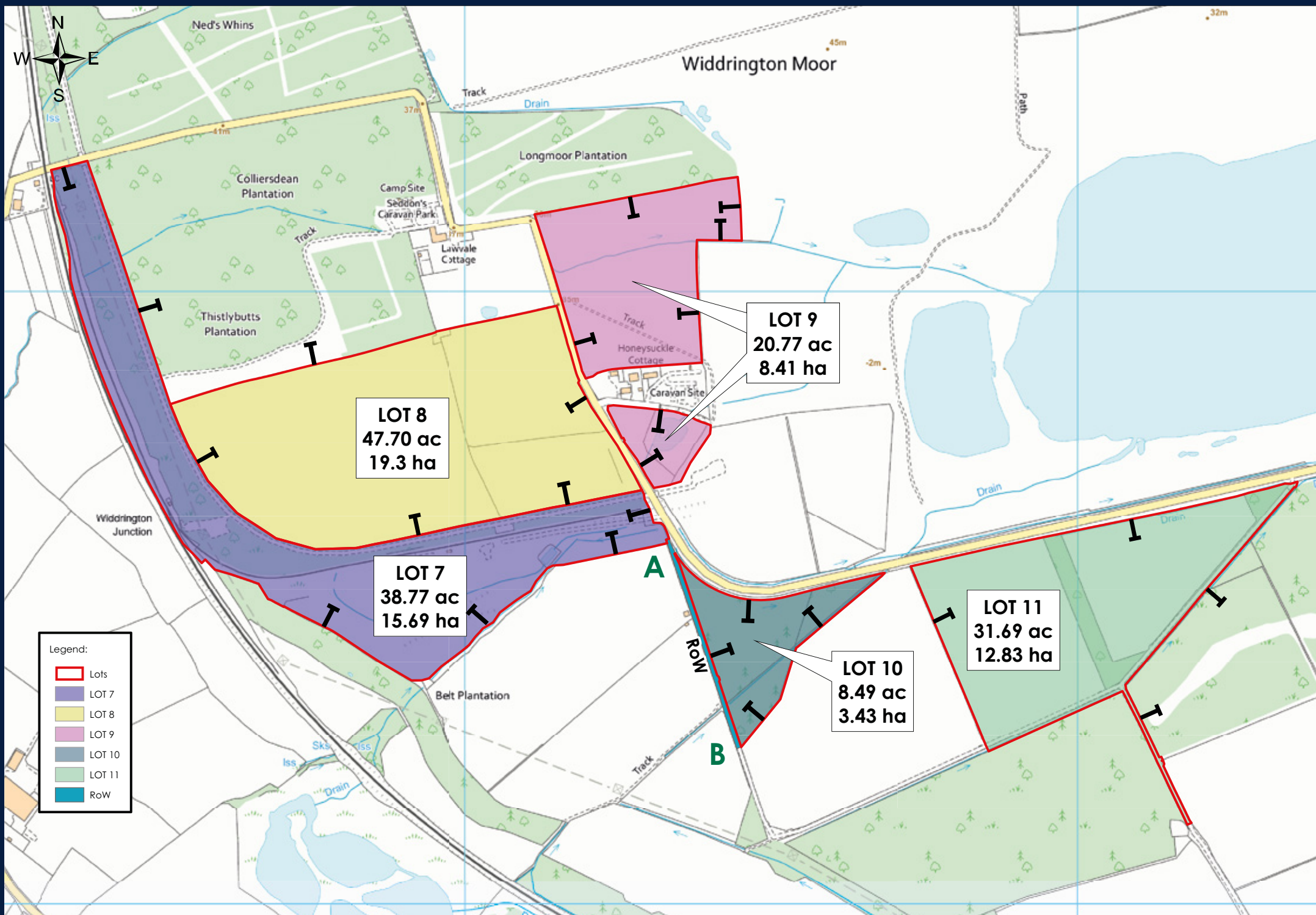
Sporting

Shooting rights in so far as they are owned are reserved. Other sporting rights in so far as they are owned are included.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.







LOT 7 – coloured purple on the plan

38.77 acres (15.69ha) of former sidings land at Widdrington, Morpeth, Northumberland

Description

An interesting area of woodland and brownfield land with road frontage and an excellent access point from the eastern boundary, with potential for commercial uses subject to all necessary consents.

Tenancy

The land is in hand. The sporting rights are let until 31st August 2020.

Rights of Way

A public footpath crosses this lot.

Services

No services are connected.

Wayleaves

There are towers and high voltage overhead cables crossing this lot.

Telecoms

Heads of Terms have been agreed for the erection of a telecommunications mast on this Lot. Details in the Data Room.

VAT

Part of this lot (15.75 acres of woodland) is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on an apportionment of the purchase price.



LOT 8 – coloured yellow on the plan

47.70 acres (19.30ha) of grassland at Widdrington, Morpeth, Northumberland

Description

Grassland in 3 enclosures with road frontage to the eastern boundary.

Tenancy

The land is let under a 1 year Farm Business Tenancy to 28 February 2021.

Rights of Way

A public footpath crosses this lot.

Services

No services are connected.

LOT 9 – coloured pink on the plan

20.77 acres (8.41ha) of grass and paddock land, pond and wood at Widdrington, Morpeth, Northumberland

Description

Two parcels of land comprising a good block of grassland (17.42 acres) and an interesting block of amenity land including a paddock, woodland and a pond with road frontage and good access.

Tenancy

Part of this lot is let under a 1 year Farm Business Tenancy until 28 February 2021 and part under a grazing licence until 30 November 2020.

Rights of Way

There is a public right of way running along the south eastern boundary of the amenity land.

Services

No services are connected.



Lot 9

LOT 10 – coloured olive on the plan

8.49 acres (3.43 ha) of woodland at Widdrington Station, Morpeth, Northumberland

Description

A block of mainly mature deciduous woodland with access from a roadway leading from the B1337 north east of Widdrington Station.

Tenancy

The land is in hand.

Rights of Way

This lot will have the benefit of a right of way over the track coloured green on the plan and adjoining the western boundary between the points marked A and B.

Services

No services are connected.

Wayleaves

There is a pylon and cables crossing this lot.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT, however VAT will be chargeable in addition to the purchase price.



Lot 10

LOT 11 – coloured pale green on the plan

31.69 acres (12.83ha) of grass and woodland at Stobswood, Widdrington Station, Morpeth, Northumberland

Description

The land comprises a well-proportioned block of permanent grassland (27.08 acres) and woodland/shelter belts (2.46 acres) with access from a track forming part of this lot leading from the highway running between Chevington Moor and Widdrington.

Tenancy

This lot is let under a 1 year Farm Business Tenancy to 31 December 2020

Rights of Way

This lot is sold subject to a right of way in favour of the vendor and 3rd party users over the access tracks forming part of this lot. There is a public footpath running over the access roadway/track.

Services

Water is connected.

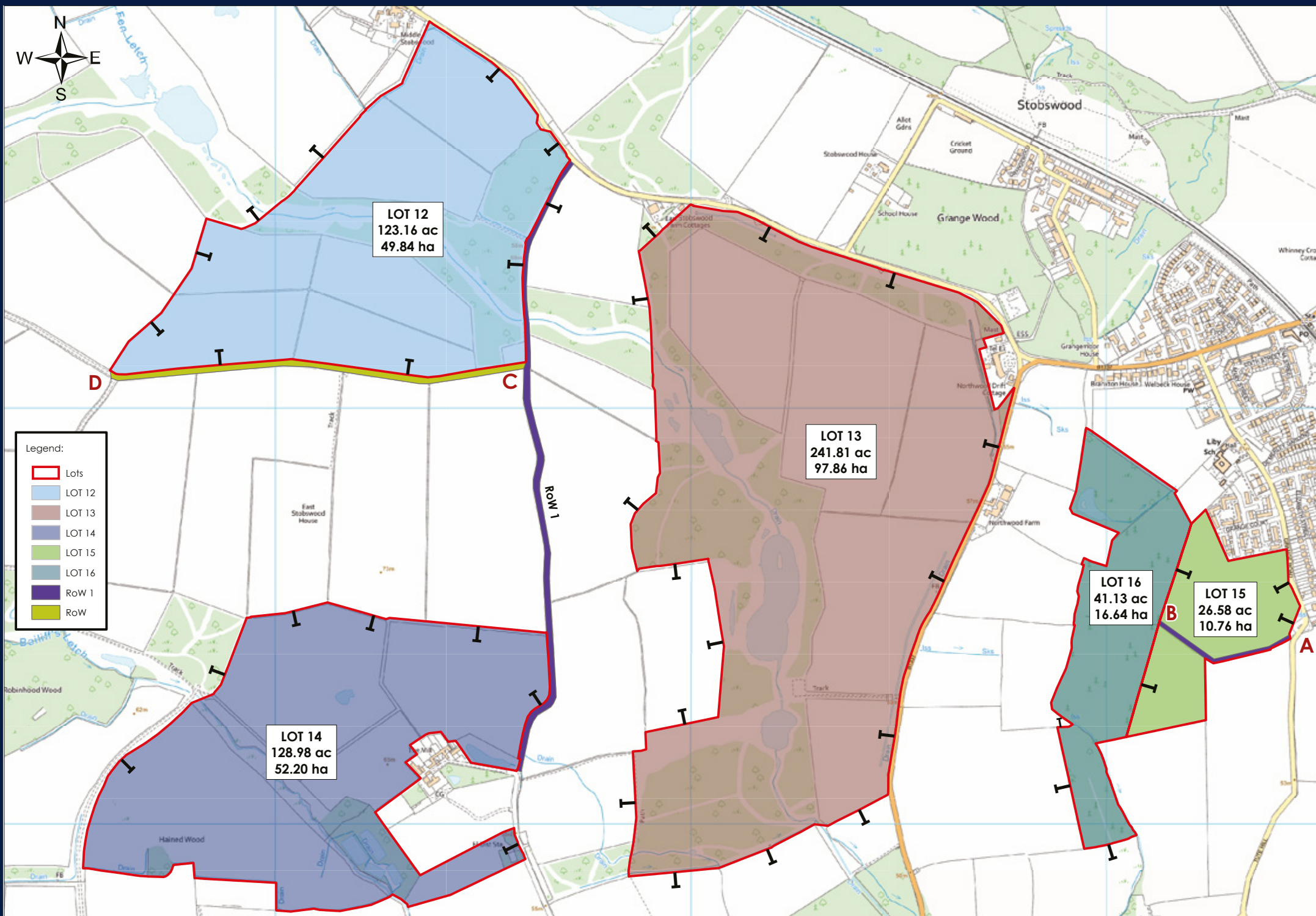
Aftercare

This lot is subject to aftercare provisions following open cast restoration. The purchaser will be required to undertake all outstanding works and indemnify the Vendor.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.





LOT 12 – coloured light blue on the plan

123.16 acres (49.84ha) of grass, arable and young wood at Stobswood, Widdrington Station, Morpeth, Northumberland

Description

An extensive block of grassland (90.5 acres) and woodland (32.5 acres) with road frontage to the northern boundary.

Tenancy

This lot is let under a 1 year Farm Business Tenancy to 31 December 2020. The sporting rights are let until 31 August 2020.

Rights of Way

This lot will have the benefit of a right of way with or without vehicles over the roadway coloured blue (RoW 1) on the plan in conjunction the owner of Lot 14 and 3rd party users with similar rights and over the track marked C and D on the plan together with other users with similar rights. Liability for maintenance to be assessed according to user.

There is a public bridleway crossing this lot.

Services

No services are connected.

Aftercare

This lot is subject to aftercare provisions following open cast restoration. The purchaser will be required to undertake all outstanding works and indemnify the Vendor.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.

LOT 13 – coloured pink on the plan

241.81 acres (97.86 ha) of grass, young woodland and ponds at Stobswood, Widdrington Station, Morpeth, Northumberland

Description

An extensive block of grassland (129 acres) and young wood and ponds (113.0 acres) with road frontage on the northern and eastern boundaries and with good and regular access points. Part of this lot has been the subject of some promotion as site for a Garden Village but has no formal designation. Further details are available on request. The drag bucket from Big Geordie/Ace of Spades which handled 300M tonnes of overburden on the Stobswood Open Cast site sits within this lot as a legacy to the area's mining past.

Tenancy

The land is subject to a Farm Business tenancy to 31 December 2020 with a 1 month early resumption clause. The sporting rights are let to 31 August 2020.

Rights of Way

There are public rights of way and public bridleways crossing this lot

Services

No services are connected.

Aftercare

This lot is subject to aftercare provisions following open cast restoration. The purchaser will be required to undertake all outstanding works and indemnify the Vendor.

Development Clawback

With reference to the standard clawback provisions set out in Clause 5 of the General Conditions this lot will attract a clawback provision of 25% for a period of 50 years from completion.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.



LOT 14 – coloured blue on the plan

128.98 acres (52.20ha) of grass, woodland and ponds at Ulgham Grange, Ulgham, Morpeth, Northumberland

Description

A mixed lot of grassland (116 acres) and amenity woodland, stream and ponds (13 acres) with good access.

Tenancy

The land is subject to a Farm Business Tenancy to 31 December 2020 with a 1 month early resumption clause.

Rights of Way

This lot will have the benefit of a right of way with or without vehicles over the roadway coloured blue (RoW1) on the plan in conjunction with 3rd parties and Lots 12 and 14. Liability for maintenance will be assessed according to user. There is a public bridleway and footpath crossing this lot.

Services

No services are connected. There is an electricity substation on site. Details are available in the Data Room.

Aftercare

This lot is subject to aftercare provisions following open cast restoration. The purchaser will be required to undertake all outstanding works and indemnify the Vendor.

VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT, however VAT will be chargeable in addition to the purchase price.

LOT 15 – coloured pale green on the plan.

26.58 acres (10.76 ha) of arable land at Widdrington Station, Morpeth, Northumberland

Description

A block of strategically located arable land on the southern fringe of Widdrington Station with road frontage to Grange Avenue and with good access.

The land has been the subject of a planning application to Northumberland County Council dated 21 December 2017 (ref 17/04618/OUT) for up to 165 dwellings with associated infrastructure and areas of public space. This application was refused on 2nd October 2019.

Tenancy

The land is let under a Farm Business Tenancy to 31 October 2020. The sporting rights are let until 31 August 2020.

Rights of Way

This lot will be subject to a right of way for all purposes with or without vehicles over the strip of land coloured blue on the plan between the points A and B and to a maximum width of 5 meters in favour of Lot 16 together with the right to create a hard surface over the said route. Maintenance liability will lie with the owners of Lot 16 and their successors in title.

Services

No services are connected.

Wayleaves

A pole and overhead cables affect this lot.

Development Clawback

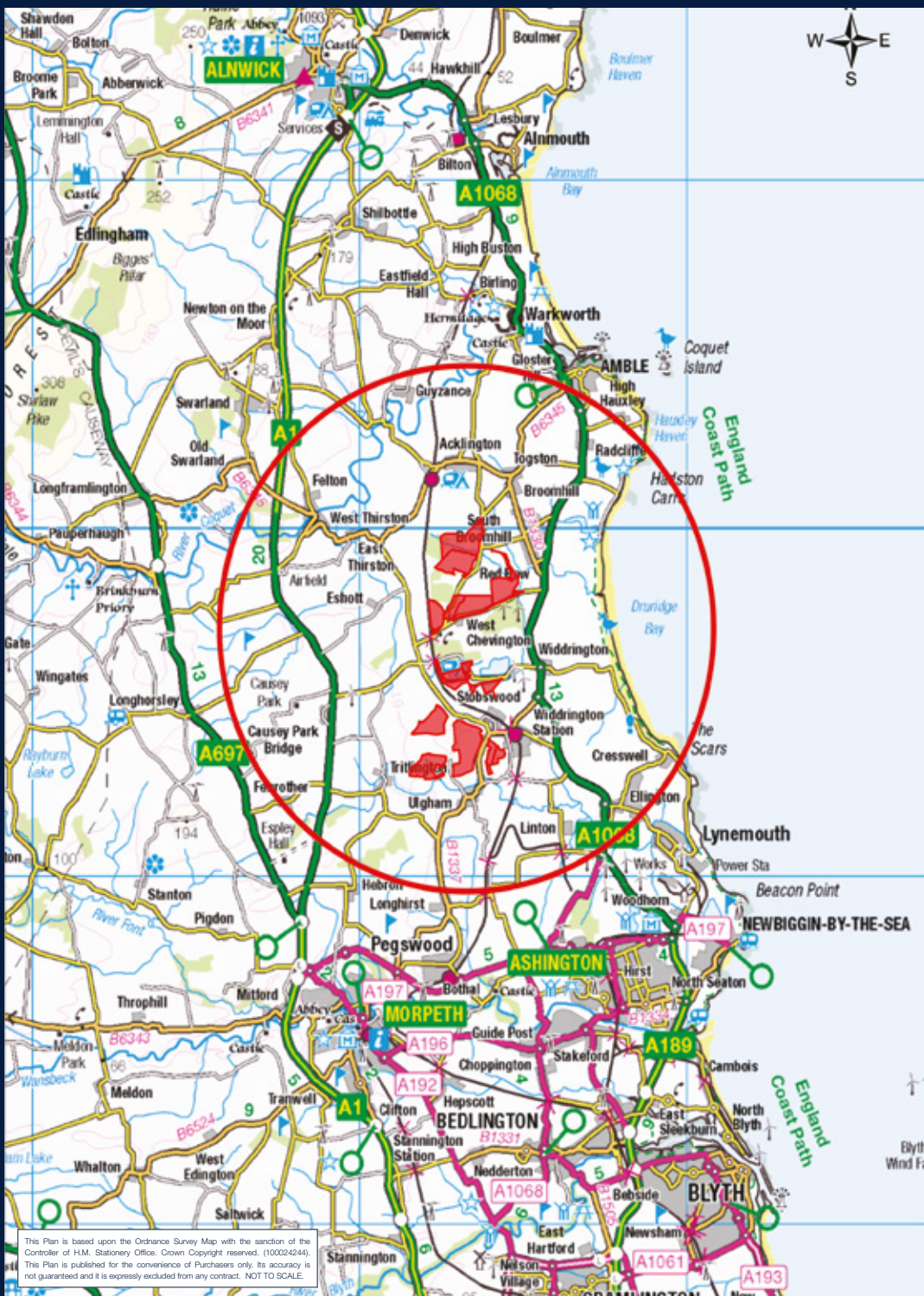
With reference to the standard clawback provisions set out in Clause 5 of the General Conditions this lot will attract a clawback provision of 25% for a period of 50 years from completion.



Lot 14



Lot 15



VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.

LOT 16 – Coloured grey on the plan.

41.13 acres (16.64 ha) of mature woodland and amenity land at Widdrington Station, Morpeth, Northumberland

Description

A significant block of mature, mainly coniferous woodland and a pond.

Tenancy

The land is in hand.

Rights of Way

This lot will have the benefit of a right of way for all purposes with or without vehicles over the strip of land coloured blue on the plan between the points A and B and to a maximum width of 5 meters and forming part of Lot 15 together with the right to create a hard surface over the said route. Maintenance liability will lie with the owners of Lot 16 and their successors in title.

A public footpath crosses this lot.

Services

No services are connected.

Wayleaves

Poles and overhead cables affect this lot.

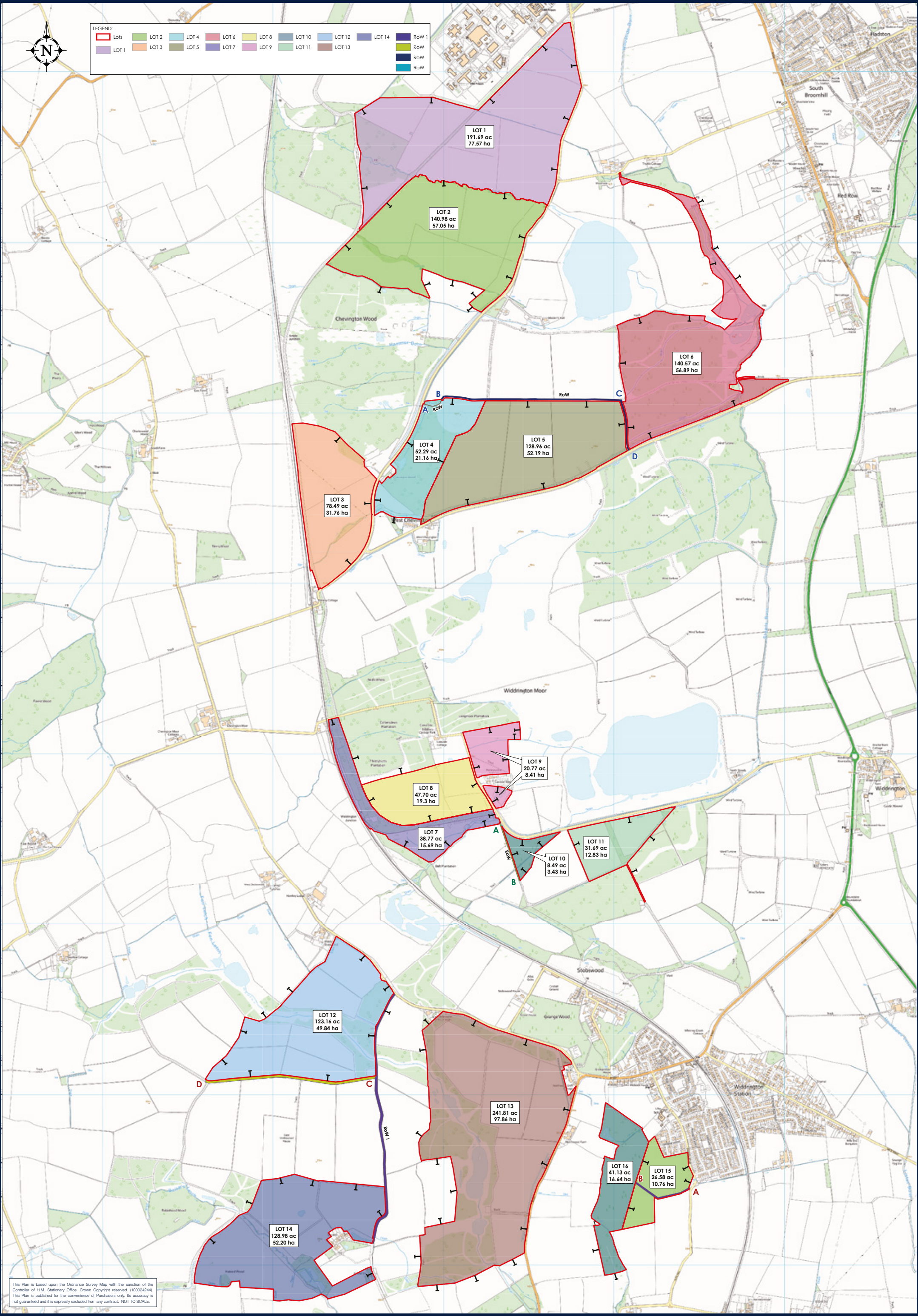
VAT

The land is opted for Value Added Tax at the standard rate. Offers should be made net of VAT but VAT will be chargeable on the purchase price.





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| LEGEND: | |
| | Lots |
| | LOT 2 |
| | LOT 4 |
| | LOT 6 |
| | LOT 8 |
| | LOT 10 |
| | LOT 12 |
| | LOT 14 |
| | LOT 1 |
| | LOT 3 |
| | LOT 5 |
| | LOT 7 |
| | LOT 9 |
| | LOT 11 |
| | LOT 13 |
| | Row |
| | Row |
| | Row |



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