



FREEHOLD GRASS AND WOODLAND

STOBWOOD, MORPETH, NORTHUMBERLAND



A GOOD OPPORTUNITY TO ACQUIRE A USEFUL BLOCK OF GRASS AND WOODLAND EXTENDING TO 29.54 ACRES (11.95 HECTARES) OR THEREABOUTS, WITH GOOD ACCESS.

LAND AT STOBWOOD, MORPETH, NORTHUMBERLAND

The land comprises permanent grassland (27.08 acres) and woodland/shelter belts (2.46 acres) and formerly formed part of the Maidens Hall open cast mining scheme. Access is taken from the track leading from the unclassified road running between Chevington Moor and Widdrington.

General information

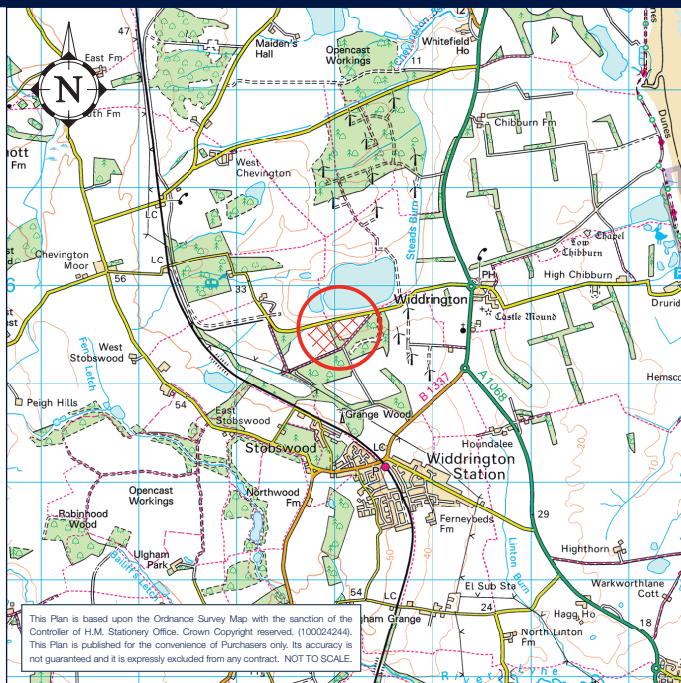
Rights of Way, Easements and Wayleaves: The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. The land will have the benefit of a right of way for agricultural purposes over the track adjoining the southern and south eastern boundaries with maintenance responsibility according to user. There is a public footpath running over the access roadway/track.

Services: No mains services are connected.

Development Clawback: All existing uses are permitted (agriculture, equestrian and forestry). The land will be subject to a development clawback whereby 20% of the uplift in value as a result of the grant of planning permission for an alternative use(s) within a period of 25 years from the date of completion will apply.

Boundaries: The maintenance liability for all boundaries will lie with the land.

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Sporting and Mineral rights: Sporting and Mineral rights, insofar as they are owned, are included in the sale.

Basic Payment Scheme Entitlements: The treatment of Basic Payment Scheme Entitlements insofar as they are registered are covered by the terms of the tenancy agreement.

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.

Solicitors: Pinsent Masons LLP, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9AQ

Tenure: The freehold is offered for sale, subject to a short term Farm Business Tenancy of the grassland only, expiring on 30 April 2020. A copy of the tenancy agreement is available on request.



Method of sale: The land is offered for sale by private treaty, as a whole.

Post Code: The nearest post code is NE61 5DR.

Viewing: Inspection of the land may be undertaken at all reasonable times whilst carrying a copy of this brochure. Please note that the land is subject to tenancy 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.

Date of information

Particulars prepared September 2019.
Photographs taken March 2019.

Contact

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