

# LAND NEAR MILBOURNE

Ponteland, Newcastle Upon Tyne



**GSC GRAYS**

PROPERTY • ESTATES • LAND

# LAND NEAR MILBOURNE

PONTELAND, NEWCASTLE UPON TYNE, NE20 0JF

A SINGLE BLOCK OF PRODUCTIVE AND VERSATILE ARABLE LAND  
WITH EXTENSIVE ROAD FRONTAGE ACCESS

ABOUT 51.10 ACRES (20.68 HA)  
FOR SALE FREEHOLD WITH VACANT POSSESSION



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Alnwick  
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Chester-le-Street  
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Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320





### **Description**

A productive and versatile block of arable land with excellent road frontage, accessible to the A696 and extending to approximately 51.10 acres (20.68 ha).

The land is classified as Grade 3 by the DEFRA Land Classification Scheme with clay loam soils. It is capable of producing high combinable crop yields and a long growing season under grass and is currently sown with winter wheat.

The land lies in a single block and is gently undulating, lying between approximately 135m and 150m above sea level. It is bound by a combination of mature hedgerows and post and rail fencing.

A five-year cropping schedule is available upon request from the Selling Agent.

### **Basic Payment Scheme**

All future delinked BPS payments will be retained by the Seller.

### **Countryside Stewardship / SFI Agreements**

We are not aware of any Countryside Stewardship or SFI agreements over the land.

### **Method of Sale**

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

### **Nitrate Vulnerable Zone**

The land is not within a Nitrate Vulnerable Zone (NVZ).

### **Designations**

We are not aware of any environmental or historic designations.

**Tenure**

The property is to be sold Freehold with vacant possession on legal completion. The land is registered with HM Land Registry under Title Number: ND120726.

**Sporting Rights**

The sporting rights are included in the sale in so far as they are owned.

**Mineral Rights**

The mineral rights are excluded from the sale.

**Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

**Boundaries**

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the transfer plan.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

**Ingoing Valuation**

In addition to the purchase price, the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilizers and sprays applied plus enhancement value if applicable.



### Services

There are no public services connected to the land.

### Directions

From Newcastle, head north on the A696 for approximately 5 miles. Upon exiting the village of Ponteland, turn left onto Limestone Lane and proceed for 4 miles. At the crossroad, turn right taking signs for Black Headon and continue for a further 4 miles. Proceed over Robsheugh Burn Bridge, the land is located on the lefthand side and is signposted by a GSC Grays Sale Board.

what3words: ///outcasts.producing.centuries

### Viewing and Health & Safety

By appointment through the Selling Agents by calling: 01748 829203.

Please take care when viewing the property particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around livestock or buildings.

### CONDITIONS OF SALE

#### Purchase Price

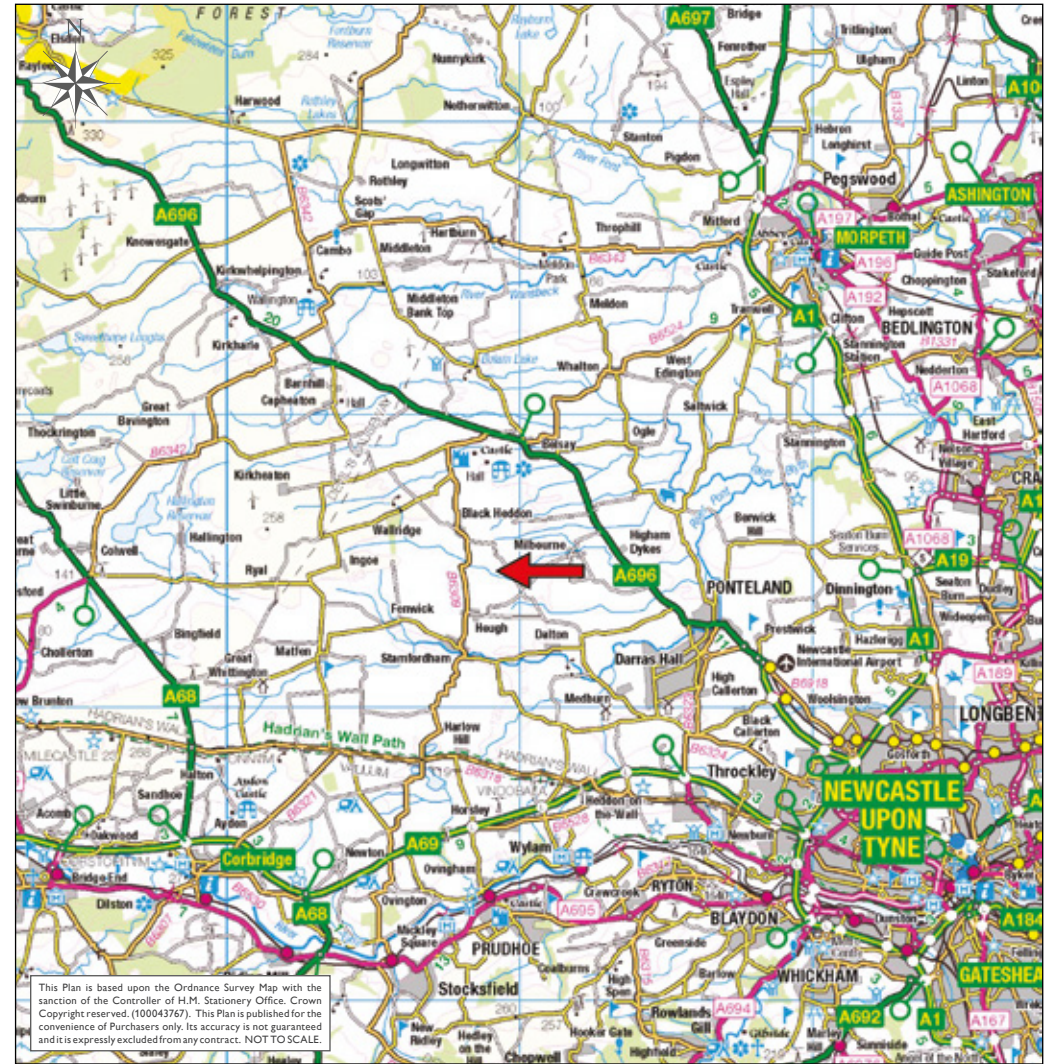
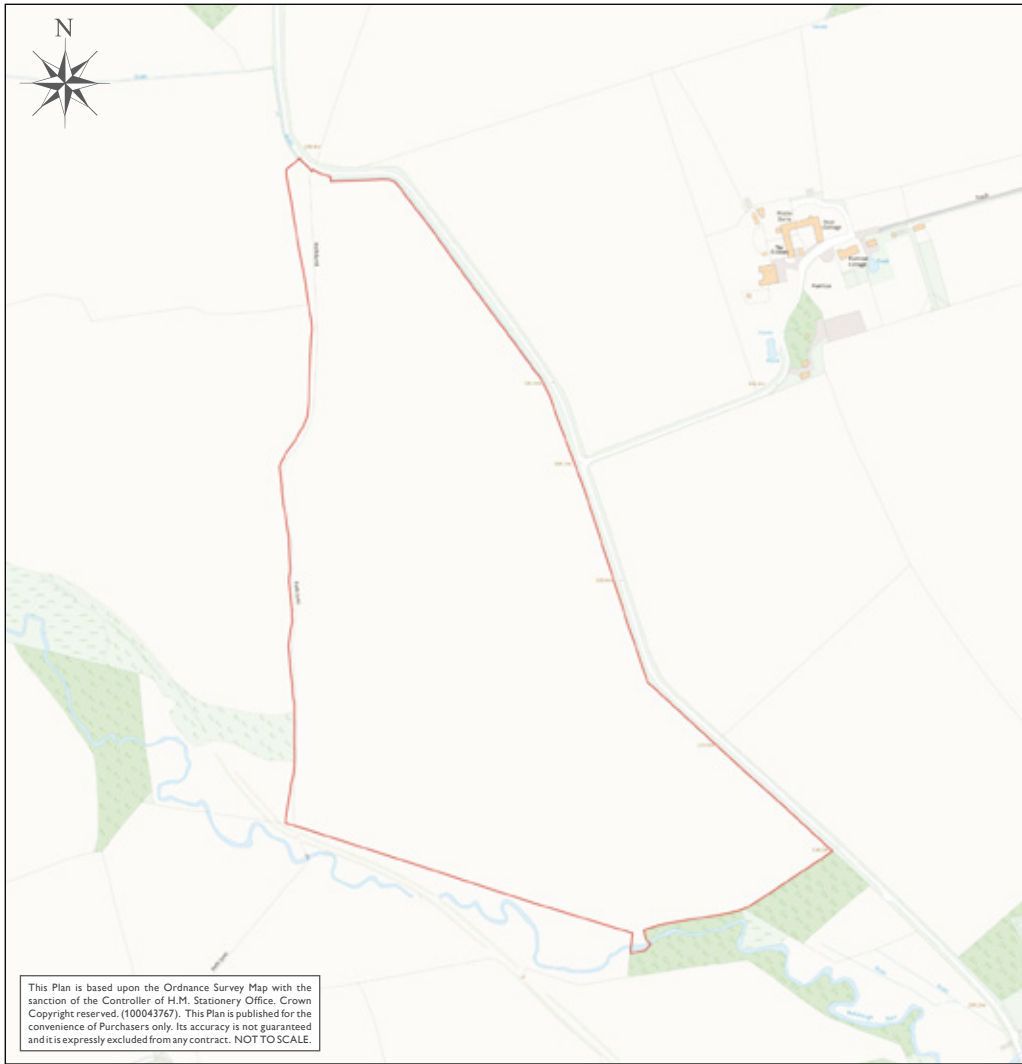
Upon exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.



**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2024  
 Photographs taken: July 2024