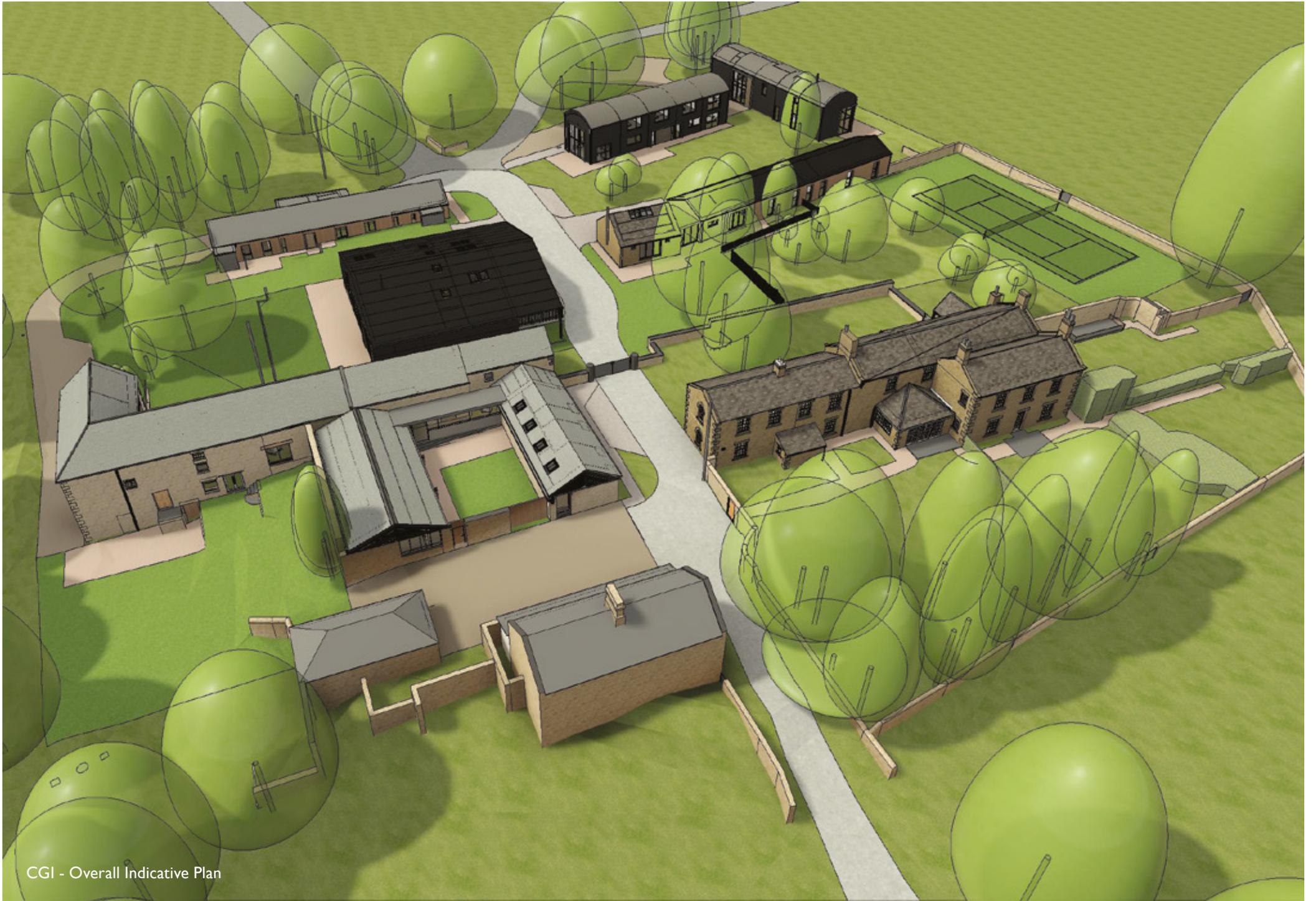


DEVELOPMENT OPPORTUNITY AT BROCKSBUSHES FARM

Corbridge, Northumberland





CGI - Overall Indicative Plan

DEVELOPMENT OPPORTUNITY AT BROCKSBUSHES FARM

CORBRIDGE, NORTHUMBERLAND, NE43 7UB

Corbridge 2 mile, Hexham 7 miles, Newcastle 15 miles
(Distances Approximate)

AN EXCITING OPPORTUNITY TO ACQUIRE A RANGE OF FARM BUILDINGS WITH PLANNING CONSENT FOR FIVE DWELLINGS, SITUATED NEAR THE CHARMING TOWN OF CORBRIDGE IN THE PICTURESQUE HEART OF THE TYNE VALLEY

- Full planning & listed building consent for five dwellings
- Significant scope to erect additional dwellings, subject to consents
 - Adjoining grass paddock
- Easily accessible to Corbridge, Hexham and Newcastle
- Additional land may be available via separate negotiation

ABOUT 5.84 ACRES (2.36 HA)



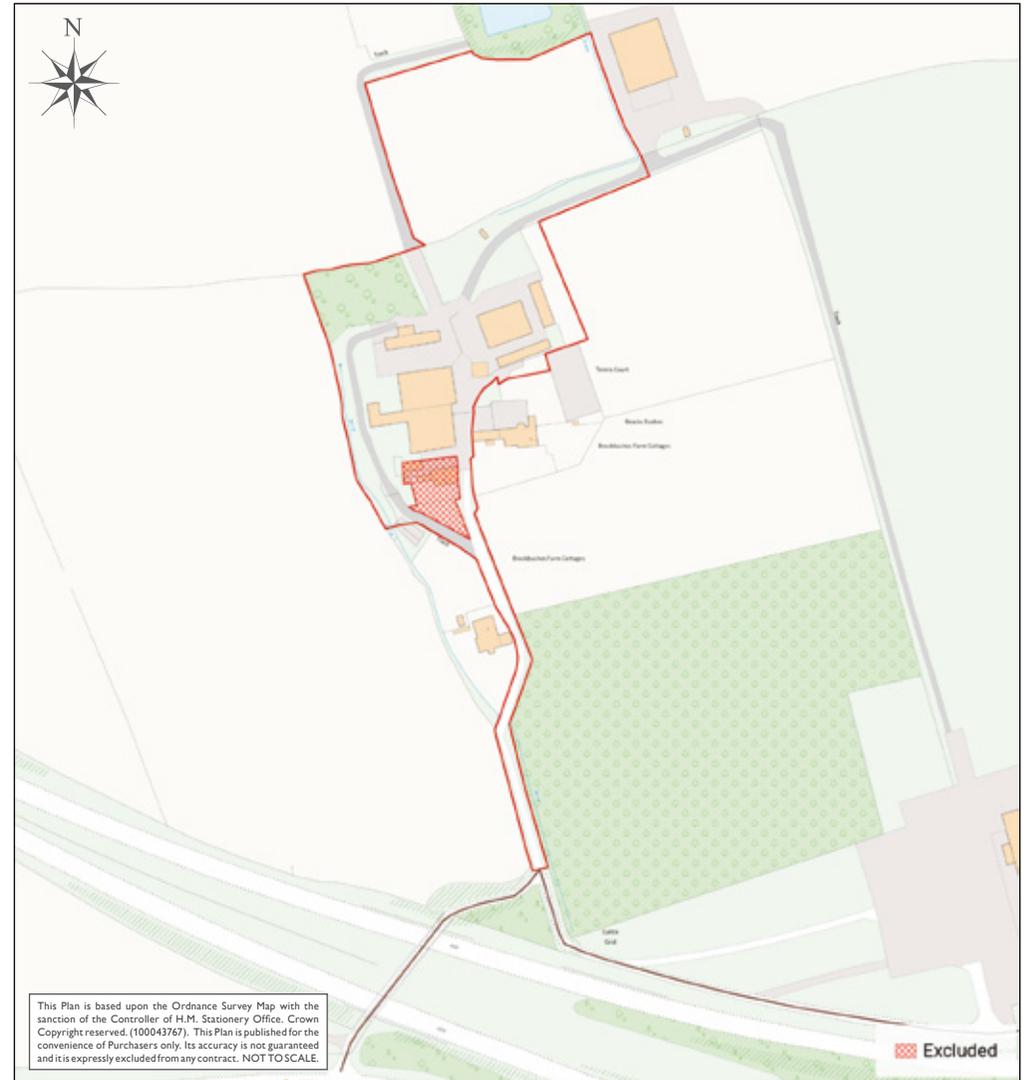
5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829203
www.gscgrays.co.uk
farmagency@gscgrays.co.uk

Alnwick
Tel: 01665 568310
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000
Drifffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500
Kirkby Lonsdale
Tel: 01524 880320





Situation

Brocksbushes Farm is located 2 miles east of the historic Roman town of Corbridge in the picturesque heart of the Tyne Valley. The property is well-situated in a rural, yet easily accessible location lying adjacent the A69 which offers excellent transport links to both Hexham and Newcastle.

Corbridge offers a diverse range of independent shops and amenities, including a baker, traditional grocer, butcher, cafes, restaurants, public houses and schooling options.

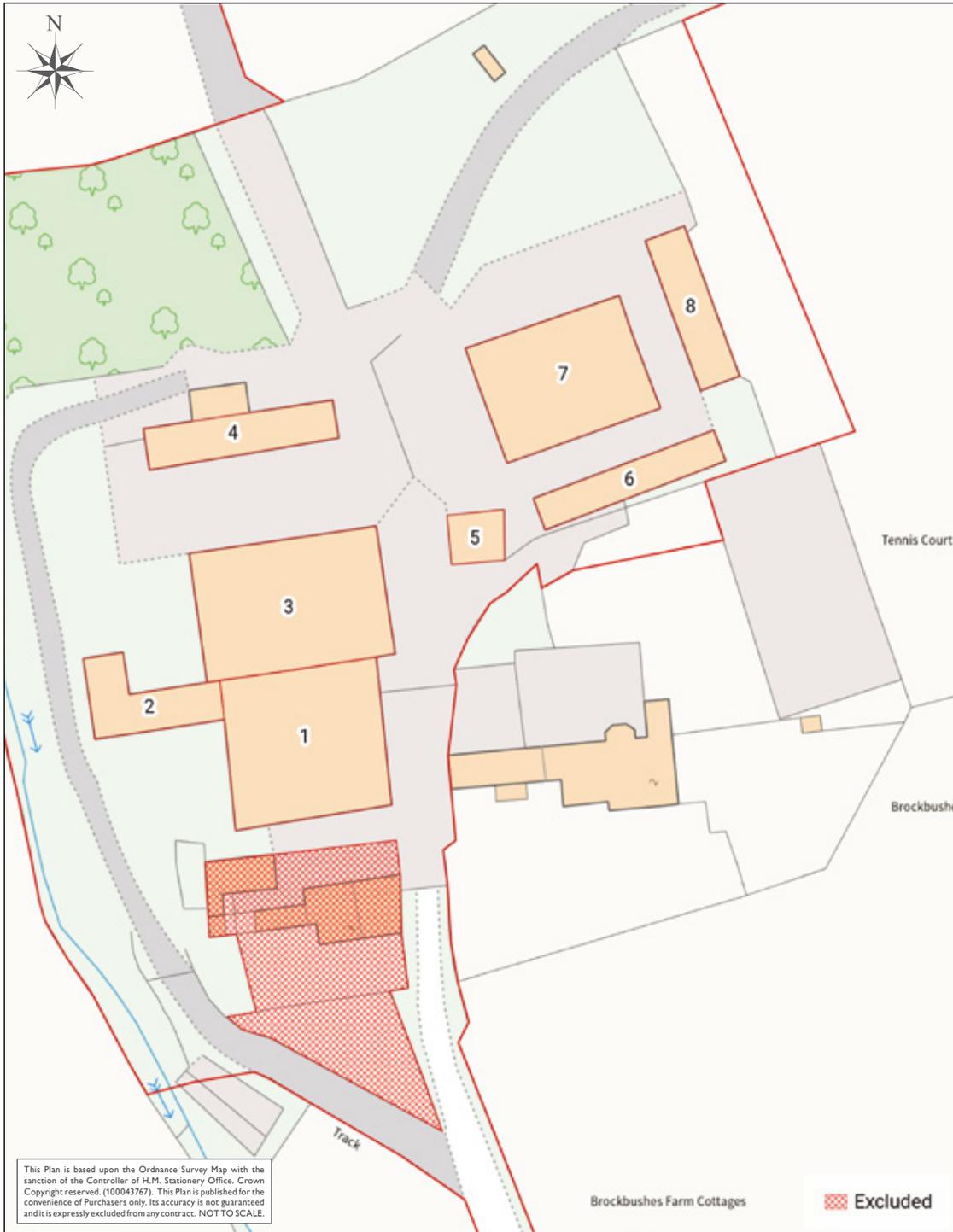
Riding Mill Train Station offers a regular train services to Newcastle, which has connections to London Kings Cross via the East Coast Main Line. The nearest airport is Newcastle International Airport which provides both domestic and international flights.

Farm Buildings

The property comprises an extensive range of modern and traditional farm buildings that are centred around a part concrete / part hardcore yard and situated within a substantial plot that extends in total to about 5.84 acres (2.36 ha).

The farm buildings are generally in a reasonable condition for basic agricultural purposes and have historically been utilised for mainly livestock housing and agricultural storage.





Plan No.	Building Name	Description	Gross External Area (sq. ft.)
1	Livestock Housing	Single storey building of stone / steel portal frame construction under a slate / fibre cement sheet roof, timber doors and a hardcore / concrete floor.	5,150
2	Grade II Listed Mill	Two and a half storey building of stone / timber frame construction under a fibre cement roof.	3,000
3	Grain Store	Steel portal frame with fibre cement sheet sides and roof, galvanised steel reinforcing walls to 2.5m and a concrete floor. Roof-mounted 3kW solar PV array.	5,375
4	Kitchens	Single storey building of concrete block / brick construction with timber cladding under a fibre cement roof and concrete floor.	1,685
5	Store	Single storey building of stone construction under a slate roof and a concrete floor.	600
6	Stable Block	Single storey building of stone construction under a profile steel sheet roof. Four loose box, tack/feed room facilities and a concrete floor.	1,400
7	Dutch Barn	No. 2 Dutch barns with a central connecting building. Steel frame construction with profile steel / fibre cement sheet sides and roofs and a hardcore / concrete floor.	4,300
8	Dutch Barn	Steel frame construction, profile steel sheet sides and roof and a hardcore floor.	1,460

Land

A 2.13 acre field is included in the sale, adjoining the northern end of the site.

Planning Consent

The farm buildings have the benefit of full planning consent (Ref: 24/00345/FUL) and listed building consent (Ref: 24/00346/LBC) for the conversion of agricultural buildings to form No. 5 dwellings, including the demolition of structures and an access road to the north with associated parking and landscaping under a Decision Notice dated the 16th September 2024 which is subject to conditions.

In summary, the consent provides:

Unit	Consented Accommodation	Gross Internal Area (sq. ft.)
1 ('Cow Shed')	Semi-detached 4-bed	2,992
2 ('Listed Mill')	Semi-detached 4-bed	2,572
3 ('The Barn')	Detached 5-bed	3,660
4 ('Modern Shed')	Detached 3-bed	1,689
5 ('The Stables')	Detached 3-bed	2,238

Although not included with this consent, it is considered that the Dutch barns located on the northeastern corner of the farm steading may also offer scope for conversion.

Please note, no planning enquiries have been raised in respect of these buildings. However, initial architectural drawings have been prepared, some of which are used within these particulars. Further details available upon request from the Selling Agent.



GENERAL INFORMATION

Occupation

The farm buildings are currently occupied in-hand with vacant possession available upon completion of sale.

Rights of Way and Easements

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

The property is sold subject to an unrestricted right of access over the access track in favour of neighbouring properties. Please note, we are not aware of any third party access through the farm yard. A title summary report is available upon request from the Selling Agent.

Services

The property benefits from mains water, mains electricity (single-phase) and a roof-mounted 3kW solar PV array which is registered on an existing FIT scheme. Further details are available from the Selling Agent.

The installation of sewerage treatment plants has been approved in accordance with the planning and listed building consents.

Designations

Grade II and Greenbelt designations.

Local Authorities

Northumberland County Council
County Hall, Morpeth, Northumberland, NE61 2EF

Tel: 0345 600 6400

Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agents.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Asbestos

An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farmyard, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

From Hexham, head northeast on the A6079 for 2 miles and merge onto the A69 heading east. Continue for 5 miles before taking the first exit at the roundabout, following signs for Brocksbushes Farm Shop. Proceed down the private lane for 0.3 miles, the property is signposted by a GSC Grays sale board.

Postcode: NE43 7UB

what3words: ///planting.influence.devours

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.

Conditions of Sale

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

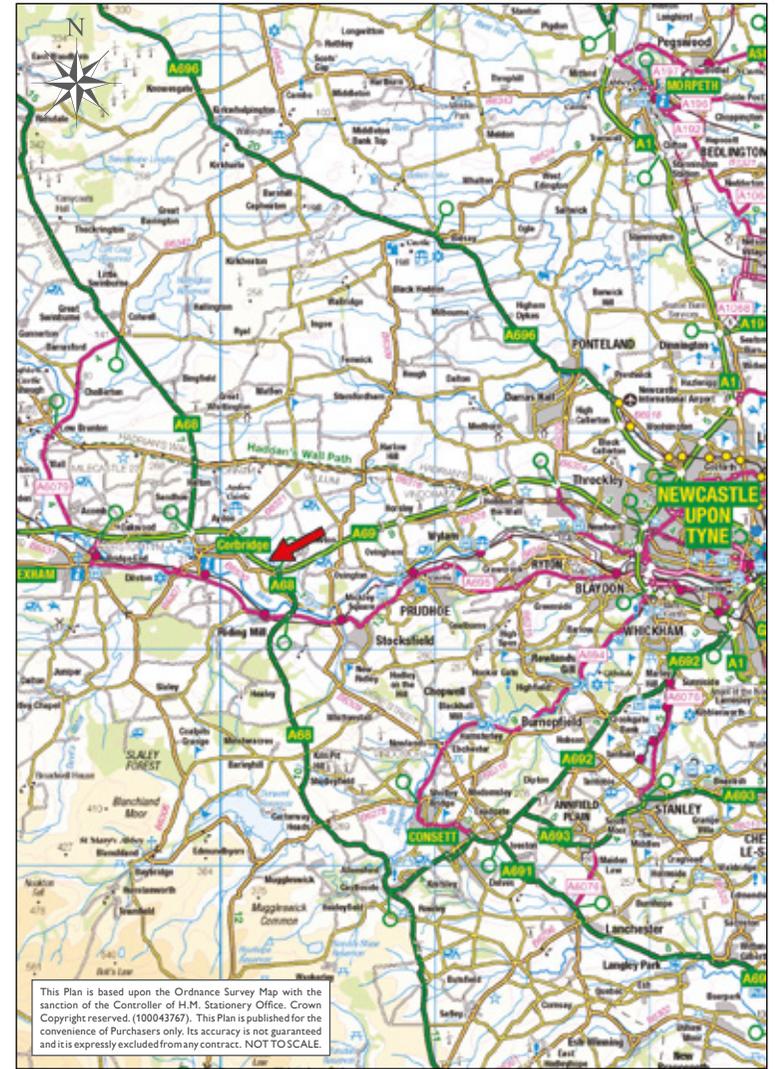
These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a Purchaser(s) who resides out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

DISCLAIMER NOTICE:

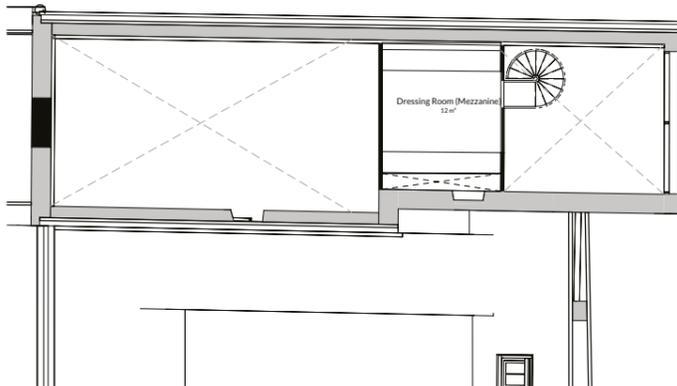
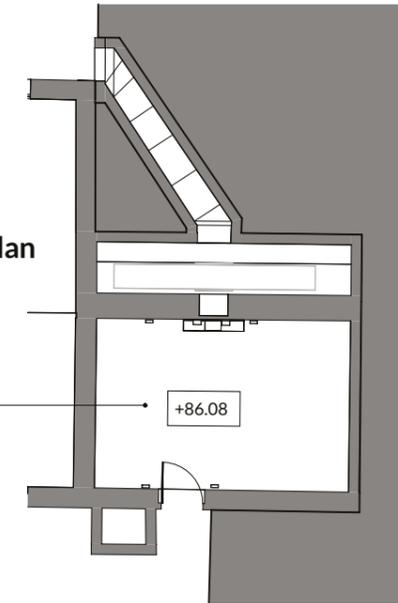
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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: April 2025
 Photographs taken: February 2025

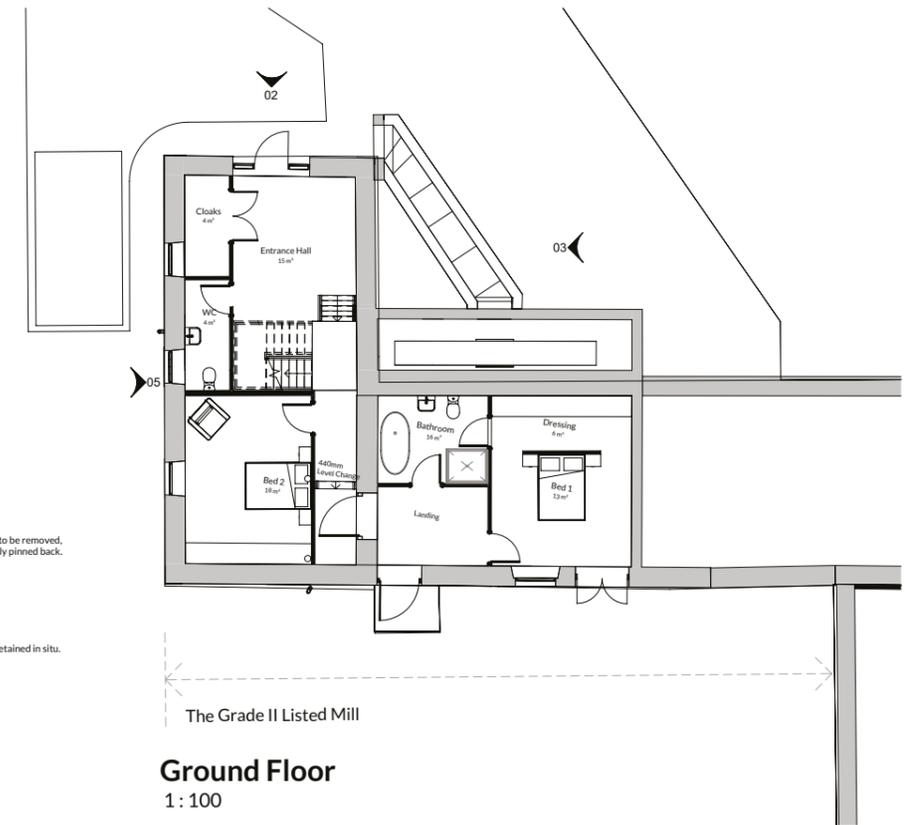
Extract of Basement Plan
1:100

No works proposed to the basement level. Original features including stone footings are to remain as existing.

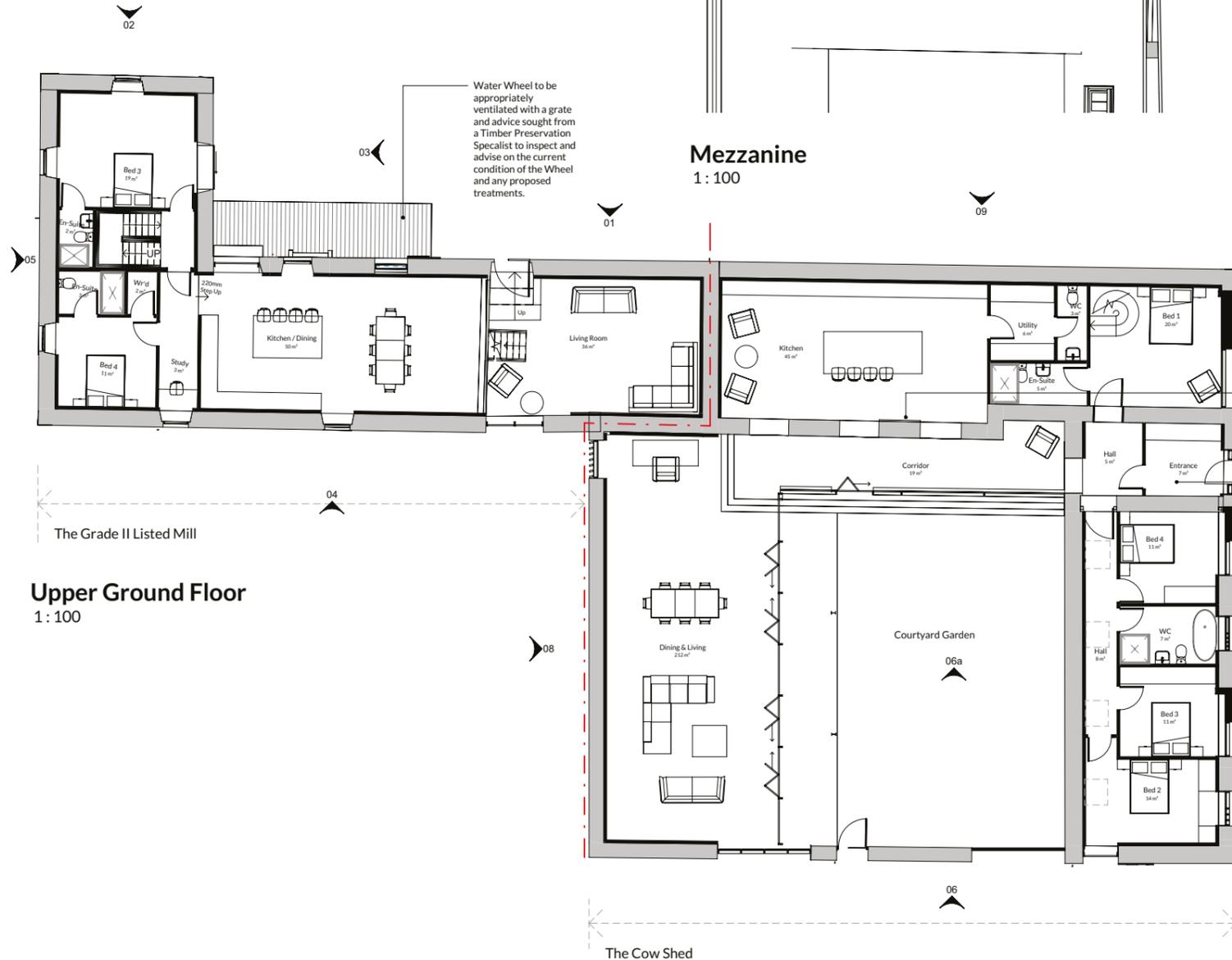


Mezzanine
1:100

Water Wheel to be appropriately ventilated with a grate and advice sought from a Timber Preservation Specialist to inspect and advise on the current condition of the Wheel and any proposed treatments.



Ground Floor
1:100



Upper Ground Floor
1:100

The Grade II Listed Mill

The Cow Shed

Courtyard Garden

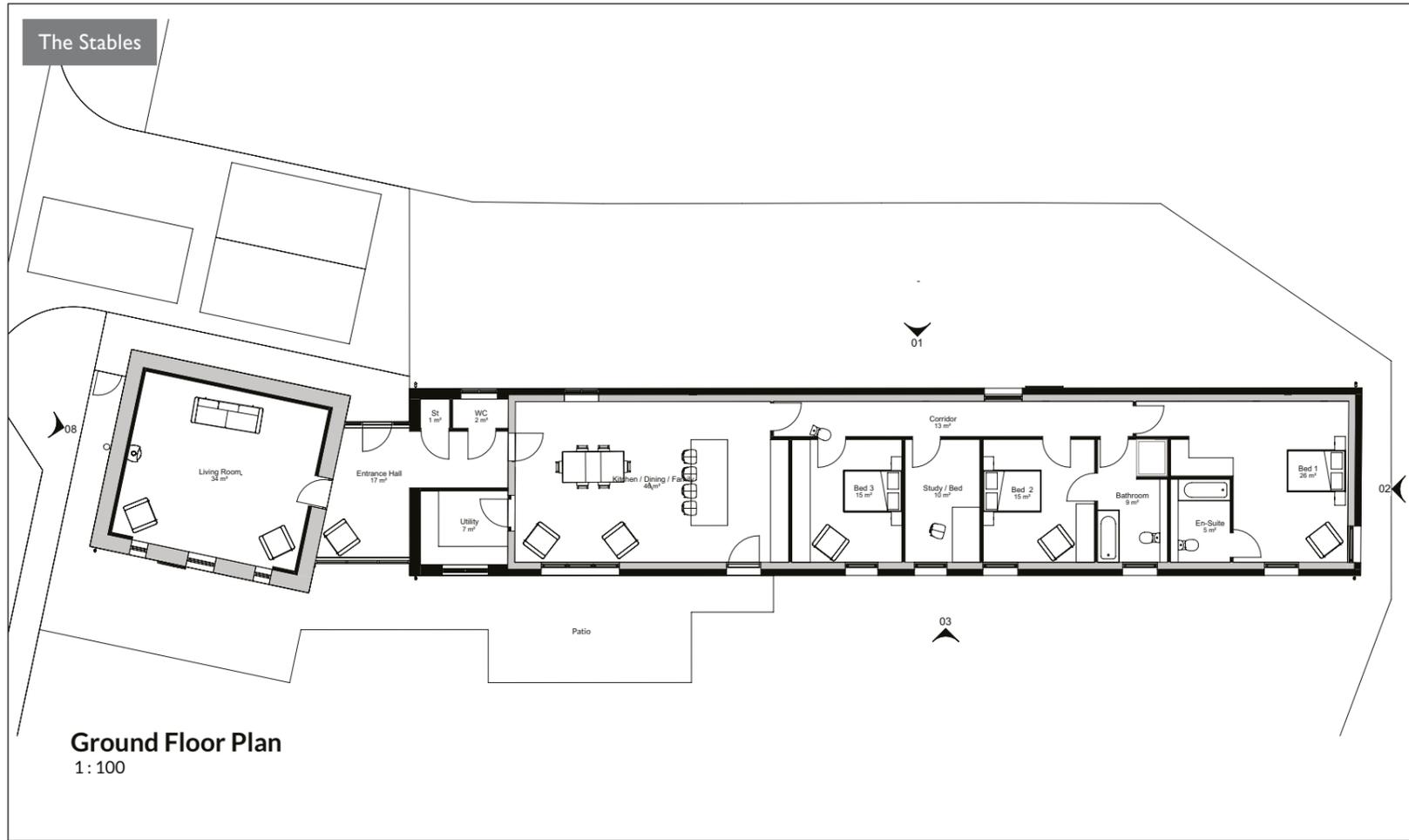
Existing timber door to be removed, repaired and internally pinned back.

Stone cobbles to be retained in situ.

High level window

High level window

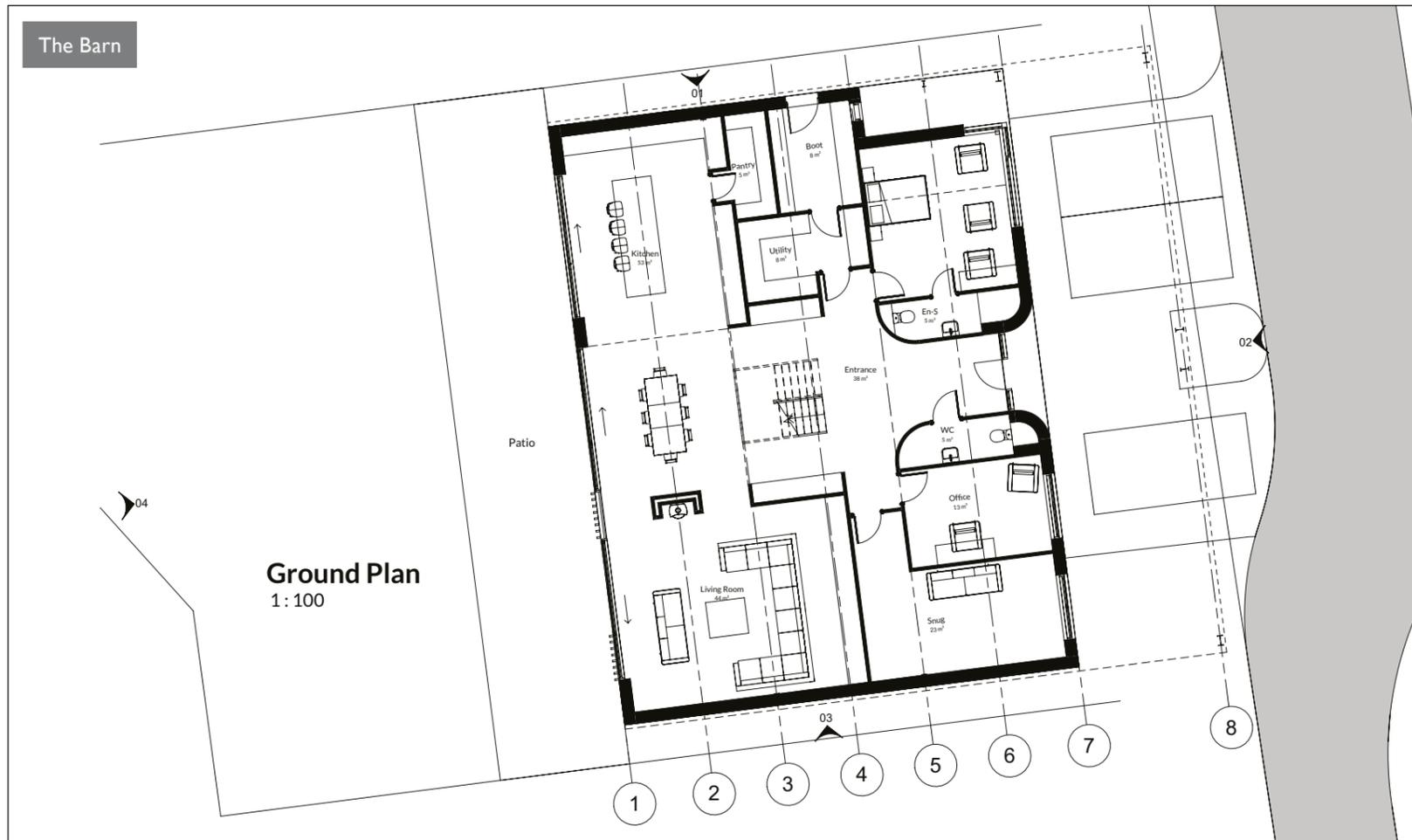
The Stables



Modern Shed



The Barn



First Floor

