

LAND AT NEWTON RED HOUSE
MITFORD, MORPETH, NORTHUMBERLAND



Land at Newton Red House, Mitford, Morpeth, Northumberland

A ring-fenced block of productive and versatile arable land extending to 173.37 acres (70.16 ha) or thereabouts.

Morpeth 4 miles ■ Alnwick 21 miles ■ Ponteland 11.5 miles

- Well located, being accessible via the A1 north and south
- Easy links to both commercial and co-operative grain stores
- Relatively level nature and minimal amount of unproductive land
- Mainly south facing
- For sale as a whole

Galbraith

Morpeth
01670 331500
morpeth@galbraithgroup.com

16 Telford Court, Morpeth,
Northumberland, NE61 2DB

 OnTheMarket





DESCRIPTION

The Land at Newton Red House extends to approximately 173.37 acres (70.16 ha) and is an excellent productive unit within a ring-fenced block incorporating 5 principal fields. The land lies between 60m and 90m above sea level sloping mainly from the north down to south.

The land is classified as Grade 3 on the MAFF Land Use Capability Classification, with soils of the Wighill, Hall and Hallsworth Series. The land is considered capable of producing consistently good yields of a wide range of mixed crops. The fields are well laid out and of a generous size, easily accommodating modern farming machinery and being readily accessible.

The land has in recent times been devoted to a rotation of cereal crops, although potatoes and sugar beet have been grown in the past. Lately, the Vendor has adopted a more regenerative farming approach: the combinable cropping has been complemented by the introduction of legume fallow, beans and fallow which has been aided via a Countryside Stewardship Scheme. It is believed that this will have been beneficial in terms of soil structure and fertility.

TENURE

The land is offered for sale freehold with vacant possession.

ENVIRONMENTAL SCHEMES

The land is part of a larger holding which is entered into a Countryside Stewardship Mid-Tier Agreement involving permanent and rotational options. However, no part of the land now being sold is within any permanent option. The vendor will remove his rotational options from the land being sold after the sale allowing the purchaser to enter into a fresh agreement if desired.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency. Due to the 2023 change in regulations, no BPS entitlements will be transferred to the purchaser.

METHOD OF SALE

The land is offered for sale by private treaty as a whole. However, practical lotting suggestions will be considered, and prospective purchasers should make their interest known to the selling agents as soon as possible. The Vendors reserve the right to conclude negotiations by any other means.

DIRECTIONS

The land can easily be reached from the north via the A1. After leaving the A1 just north of Morpeth follow signs for Morpeth (A192) on the Morpeth Northern bypass. When you are approaching Morpeth town centre from the north turn right onto the B6343: follow this road for 3.7 miles and after passing through the village of Mitford, the land will be on your left.



Coming from the south turn off the A1 following signs for Morpeth train station (B1337) and follow the road through the hamlet of Clifton. Keep on the A197 after leaving Clifton for 1 mile before turning left onto the B6524 just before Morpeth Golf club. Then turn right in 0.8 miles on to High House Road. Keep on that road until you come to the B6343 then turn left. Follow the B6343 for 3 miles, and after passing through the village of Mitford, the land will then be on your left.

POSTCODE

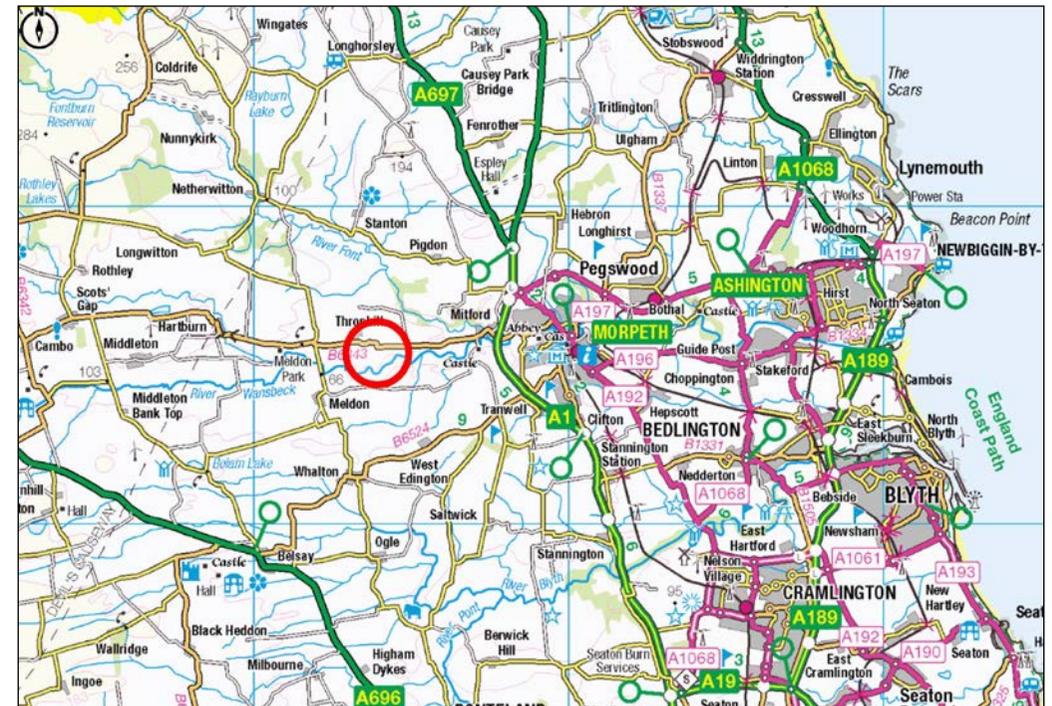
NE61 3QW

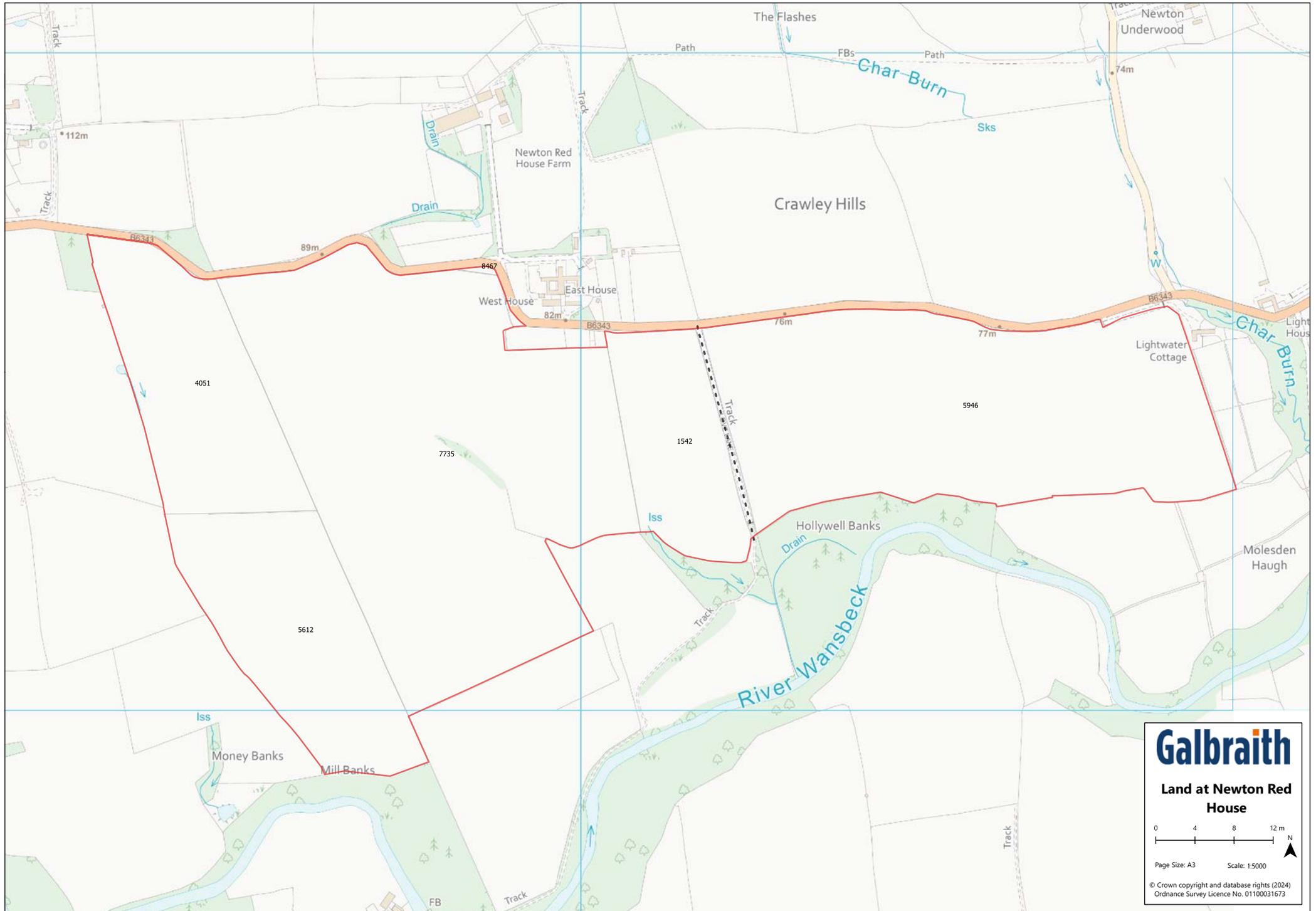
LOCAL AUTHORITY

Northumberland County Council
County Hall
Morpeth
NE61 2EF

BOUNDARIES

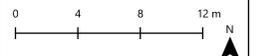
Field boundaries are mostly made up of fences and hedges.





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Land at Newton Red House



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SPORTING TIMBER AND MINERAL RIGHTS

All sporting rights, minerals, fallen and standing timber are included in the sale in so far as they are owned.

ENTRY

The date of entry will be by mutual agreement.

HOLDOVER

There will be a holdover provision in favour of the vendor to allow them to remove the 2024 harvest.

WHAT 3 WORDS

///lends.haircuts.hype

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The Property is being sold subject to the benefits of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a Deed to the British Gas Corporation in respect of a gas main under field parcel 5946.

A Byway Open to All Traffic is identified with a black dotted line along a track between fields 1542 & 5946.

SOLICITOR

Hay & Kilner LLP, The Lumen, St James' Boulevard, Newcastle Helix, Newcastle upon Tyne NE4 5BZ

VIEWING

Strictly by confirmed appointment with the vendors' agent, Galbraith in Morpeth 01670 331500.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

Photographs taken June 2024

Particulars prepared June 2024.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Galbraith is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on all purchasers. This requirement is absolute and must be satisfied before we commence work on your behalf. In order to comply with this requirement, Galbraith works in partnership with First AML, 'The UK's preferred AML solution'. Purchasers will be contacted directly by First AML via email, who will request all necessary identification documentation. If Purchasers cannot complete the request from First AML, please contact Galbraith at your earliest convenience to make other arrangements. Purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) identification or b) copies of the same certified and dated by an appropriate professional. Failure to provide this information may result in an offer not being considered.

MORTGAGE FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Kitty Campbell on 01434 693693.

Email: Kitty.Campbell@galbraithgroup.com

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the Property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. Closing Date. A closing date for offers may be fixed. Prospective purchasers who have notified their interest to Galbraith, in writing, will be advised of a closing date, unless the Property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the Property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. Offers. Formal offers confirming if an offer is in relation to the whole, or a specific lot or combination of lots, together with proof of funding, should be submitted to Galbraith, 16 Telford Court, Morpeth, Northumberland, NE61 2DB. Tel: 01670 331500.



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