

agricultural land, woodland and farmstead



Hedley on the Hill
Northumberland

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Hedley on the Hill, Northumberland NE43 7SZ

Approximate distances:

- Hexham – 14 miles
- Newcastle upon Tyne – 16.1 miles
- Durham – 17.5 miles

approximately 500.03 acres (202.36 hectares) of agricultural land and woodland, two residential dwellings and farmyard for sale by private treaty.

available as a whole or in 7 lots

lot 1:

former dairy farm with approximately 219.84 acres (88.97 ha) • Grade II Listed 3 bedroom farmhouse with garage and stores • 3 bedroom cottage • an extensive range of traditional and modern farm buildings • land comprising arable and grassland, woodland and yard

lot 2:

approximately 95.73 acres (38.74 ha) of mature woodland

lot 3:

approximately 96.69 acres (39.13 ha) of bare land at Hedley

lot 4:

approximately 12.33 acres (4.99 ha) of land at Hedley Cottages

lot 5:

approximately 23.40 acres (9.47 ha) of grassland

lot 6:

approximately 42.92 acres (17.37 ha) of grass and arable land

lot 7:

approximately 9.12 acres (3.69 ha) of grassland





situation

The property is situated in a pleasant rural location on the outskirts of the village of Hedley on the Hill. The property has good access to Newcastle upon Tyne, the A1/A1M, A69 and the A68.

lot 1 – Hollings Farm

Hollings Farm is a former dairy farm extending to approximately 219.84 acres of arable and grassland, which includes approximately 4.05 acres of tracks / yard and 6.17 acres of woodland. As coloured light green on the plan.

There are two residential properties, Hollings Farmhouse and Hollings Cottage and a range of traditional and modern farm buildings suitable for alternative uses, subject to obtaining the necessary consents.

Hollings Farmhouse is a Grade II Listed detached two storey property of stone construction under a stone slate roof benefiting from two reception rooms, three bedrooms, kitchen and bathroom. Externally, attached to the main farmhouse is a garage and stores.

Hollings Cottage is a detached two storey property of brick and tile construction benefiting from one reception room, three bedrooms, kitchen, bathroom and cloakroom.

buildings

The farm buildings used to serve a dairy unit and provide the following accommodation:

1. Traditional range, comprising

- a. Bull pen – 9.24m x 4.50m – constructed stone under slate roof
- b. Store – 4.70m x 4.30m – two storey. Stone under slate roof
- c. Meal store – 5.10 x 4.60m – two storey. Stone under slate roof, brick reinforcing to front elevation
- d. Byre – 6.40m x 4.90m – two storey. Stone under asbestos type roof
- e. Byre – 8.50m x 5.00m – single storey. Stone under asbestos type roof



f. Byre – 8.70m x 5.00m – single storey. Stone under asbestos type roof

g. Byre – 10.60m x 4.70m – single storey. Stone under asbestos type roof

h. Byre – 4.70m x 4.50m – single storey. Stone under asbestos type roof

i. Byre – 9.20m x 2.80m – single storey lean to. Brick under asbestos type roof

j. Byre – 6.40m x 4.70m and 4.60m x 3.60m – single storey. Brick under a tile roof

k. Workshop – 4.70m x 3.50m – single storey. Stone under tin roof

l. Old dairy – 4.70m x 7.00m – single storey. Stone under flat roof

2. Dutch barn – 22.95m x 5.53m. Part side cladding of metal sheeting, lower sleeper walls and a concrete floor.
3. Mono pitch lean to – 22.95m x 7.62m Timber frame with block walls, corrugated roof and concrete floor.
4. Livestock shed – 15.90m x 22.00m Timber frame, concrete block walls to half height with metal sheeting above. Corrugated tin roof.
5. Two silage clamps – 22.35m x 12.20 each. Concrete panel walls, concrete floors and effluent tank.
6. Covered collecting yard – 18.50m x 7.60m and 8.20m x 4.30m. Timber frame pole barn. Box profile roof, concrete floor, some wooden boards to lower walls and space boarding to sides. Open in parts.
7. Covered yard – 3.20m x 10.60m Timber frame pole barn lean-to. Box profile roof with timber side.
8. Parlour – 4.85m x 11.60m Steel portal frame. Box profile roof and cladding to sides.
9. Dairy – 4.85m x 4.20m Steel portal frame. Box profile roof and cladding to sides.
10. Cart house – 5.34m x 11.82m Stone under a slate roof. Concrete floor.

services

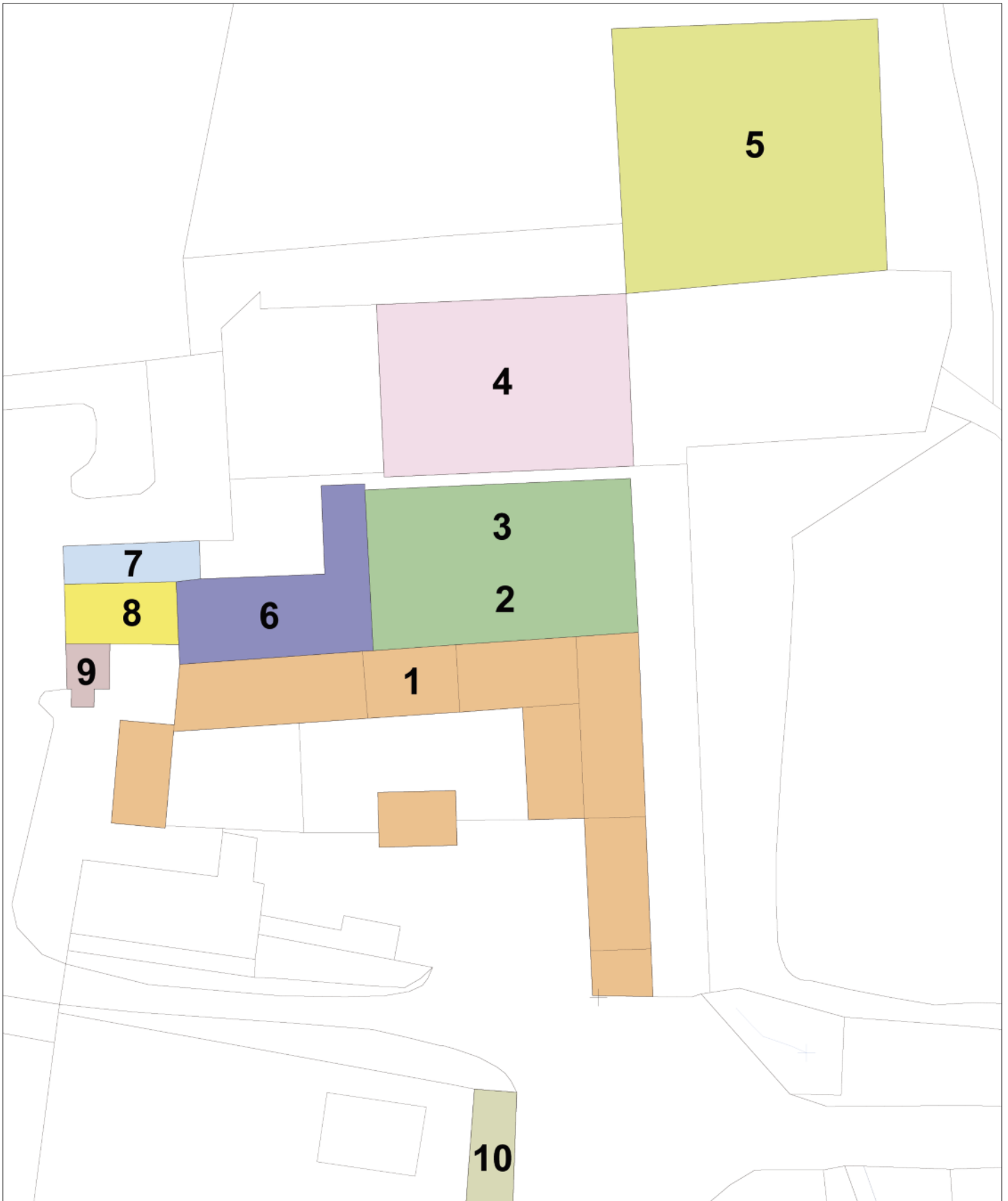
The property is connected to mains electric and water. Drainage is to a private system.

tenure and tenancies

Lot 1 is sold freehold with vacant possession upon completion.

fixtures and fittings

All fixtures, fittings and furniture, such as curtains, light fittings, garden ornaments and statuary are excluded from the sale. These may be available by separate negotiation.



The Grange, 80 Tamworth Road, Ashby de la Zouch, Leicestershire, LE65 2BW
 Tel: 01530 412821 Fax: 01530 416 408

Hollings Farm Buildings

SCALE:
 NTS

DATE:
 13/05/2011

MAP FILE REFERENCE:
 Hollings Farm Buildings Plan.mpd

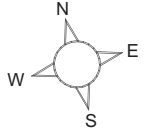
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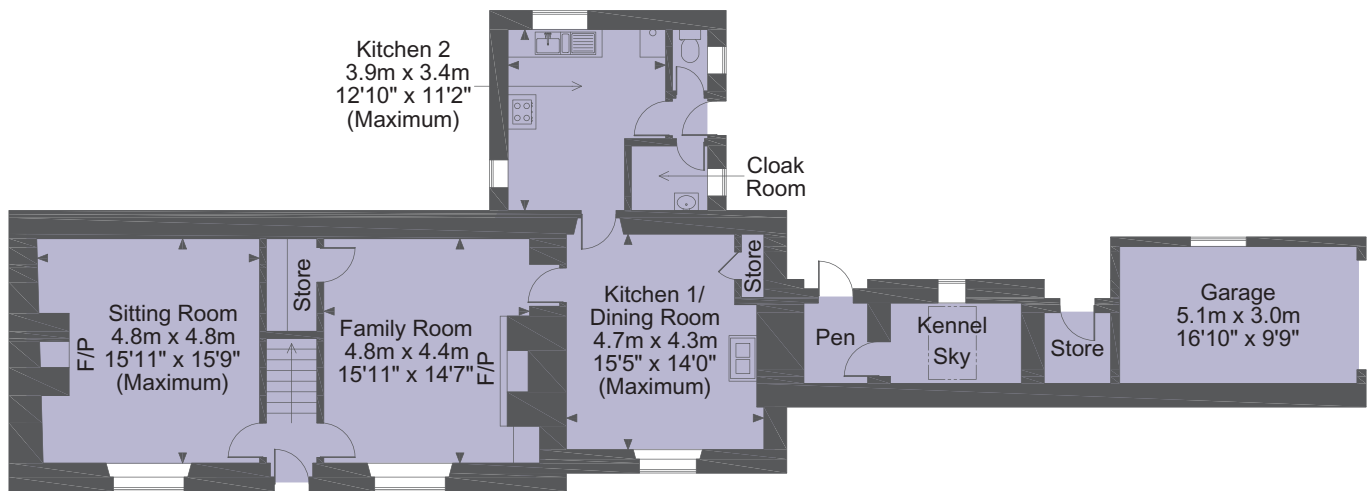
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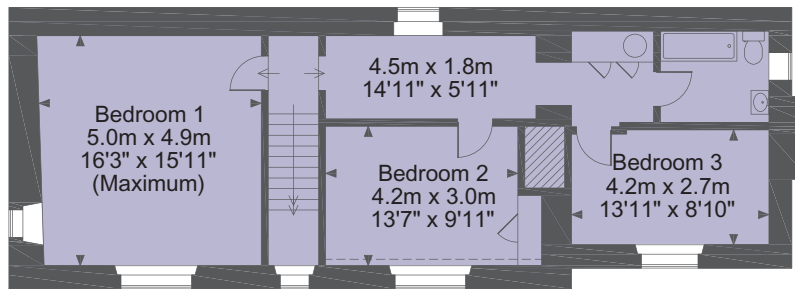
Approximate Gross Internal Area
Main House = 1826 Sq Ft/170 Sq M
Garage = 163 Sq Ft/15 Sq M



Hollings Farmhouse



Ground Floor



First Floor

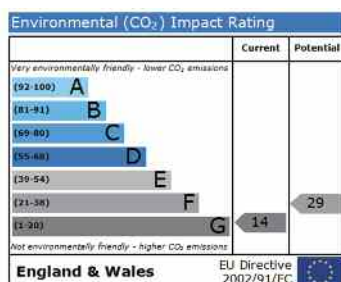
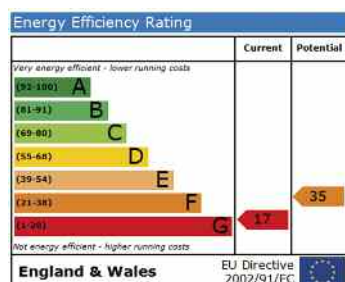
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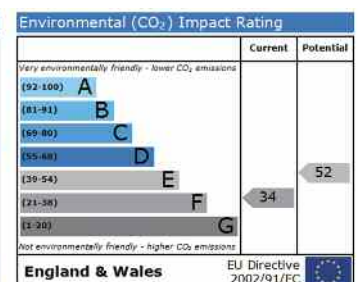
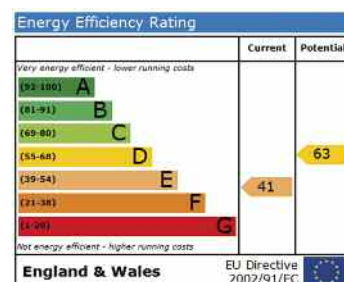
□ □ □ □ Denotes restricted head height

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Hollings Farm

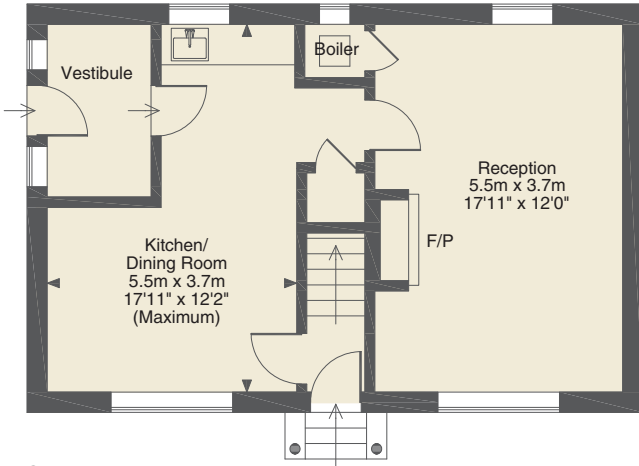
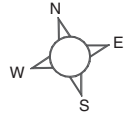


Hollings Cottage

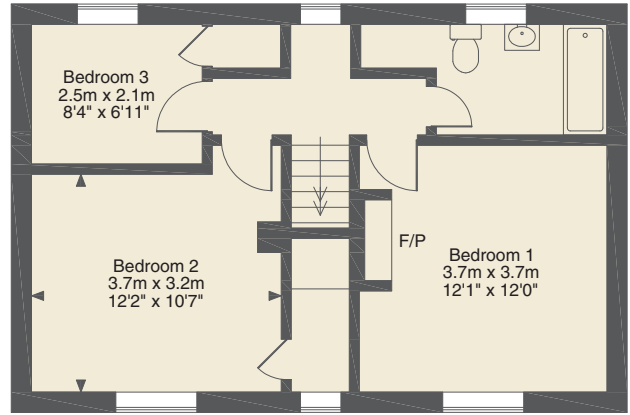


Hollings Cottage

Approximate Gross Internal Area
1000 Sq Ft/92 Sq M



Ground Floor



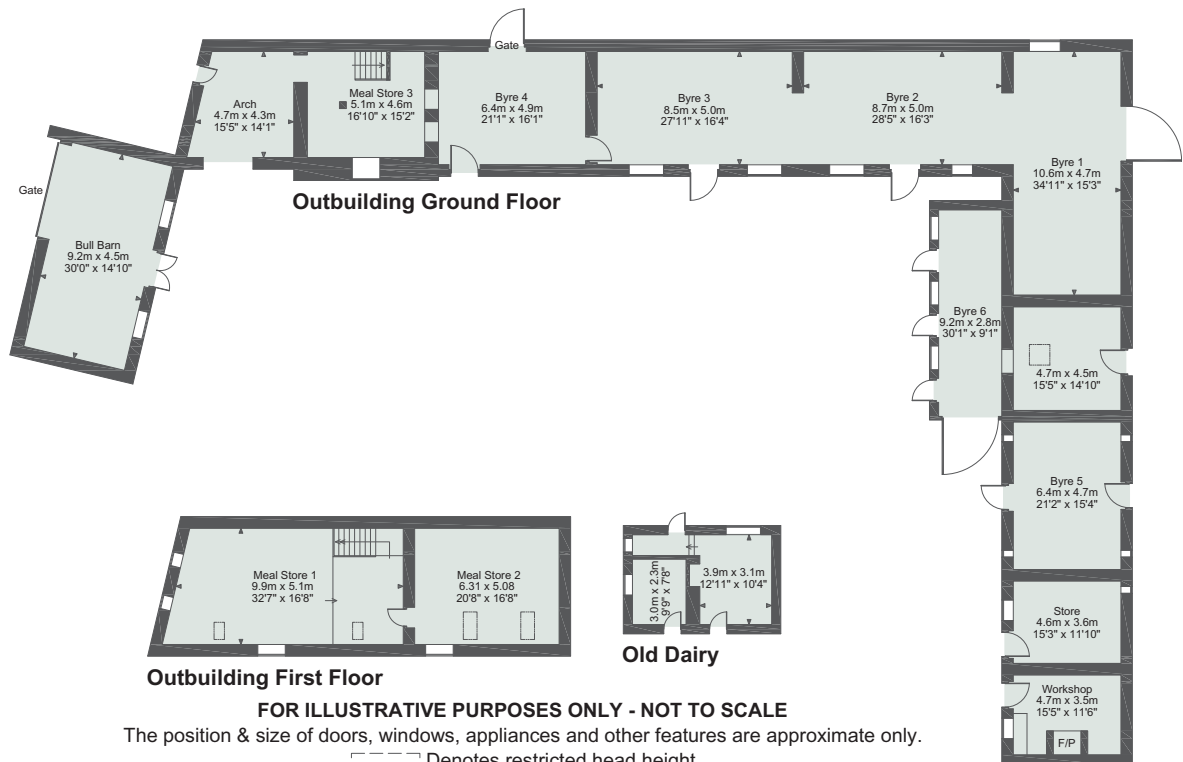
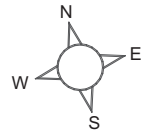
First Floor

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Traditional Farm Buildings

Approximate Gross Internal Area
Outbuilding = 1407 Sq Ft/131 Sq M
Byres = 2817 Sq Ft/262 Sq M
Bull Barn & Old Dairy = 706 Sq Ft/66 Sq M
Stores = 209 Sq Ft/19 Sq M



Outbuilding First Floor

Old Dairy

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lot 2 – 95.73 acres of mature woodland

Mixed broadleaf and coniferous plantings, with a solid internal access track from the Hedley road. Much of the plantings would benefit from thinning. As coloured light blue on the plan.

lot 3 – approximately 96.69 acres of land at Hedley

A well positioned ring fenced block of bare land, predominantly south facing permanent pasture, with some mowable land. As coloured orange on the plan.

lot 4 – approximately 12.33 acres of land at Hedley Cottages

Grass ley, with a right of access via the Hedley Cottages access track. As coloured dark green on the plan.

lot 5 – approximately 23.40 acres of land at Broadoak Quarry

Grassland enclosure with some mowable land. As coloured pink on the plan.

lot 6 – approximately 42.92 acres of land at Woodhead

A ring fenced block of grass and arable land, with roadside access. As coloured yellow on the plan.

lot 7 – field at Woodhead, approximately 9.12 acres

A grassland enclosure, with roadside access. As coloured dark blue on the plan.



general information

boundaries

Boundary responsibility is indicated on the plan by "T" marks in the direction of ownership.

public rights of way, wayleaves and easements

The property is sold subject to all public rights of way, wayleaves and easements whether or not they are defined in this brochure.

single payment

The land has been registered for single farm payment and the entitlements are available by separate negotiation.

sporting and timber rights

In so far as they are owned, these are included within the sale.

mineral rights

Where these are owned they will be transferred to the purchaser but in respect of coal it should be noted that UK Coal reserve the right to exercise an option for a period of up to 15 years from the date of the current vendors purchase (December 2010) for the purposes of working coal reserves under the site. UK Coal agree to pay a royalty of £2 per tonne on any coal extracted from the land to be sold. This sale process will reserve the right for £1 per tonne of that money to be paid to the vendor. The balance of £1 will be paid to the purchaser. Further details can be obtained from the selling agents.

development restriction

The property is sold subject to a 20 year development claw back (from December 2010) in favour of UK Coal in the event that any development (other than for agriculture or equestrian use) is granted and on implementation a sum of 50% of the uplift in value will be payable to UK Coal.

restrictive covenant

The property is sold subject to a restrictive covenant preventing any above ground structures or tree planting to take place in the fields directly to the south of Woodhead Farmhouse. Further details are available from the selling agents. This only affects Lot 1.

services

Some of the lots benefit from mains water connections. Further details are available from the selling agents.

local authority

Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel. no: 0845 600 6400 website: www.northumberland.gov.uk

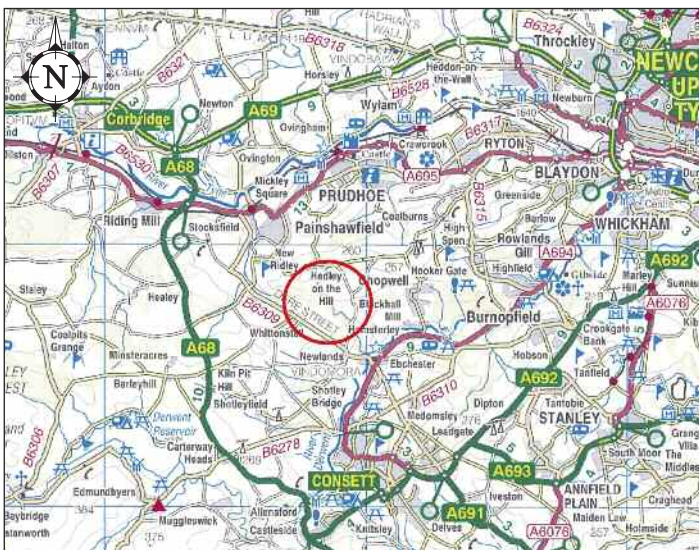
viewings

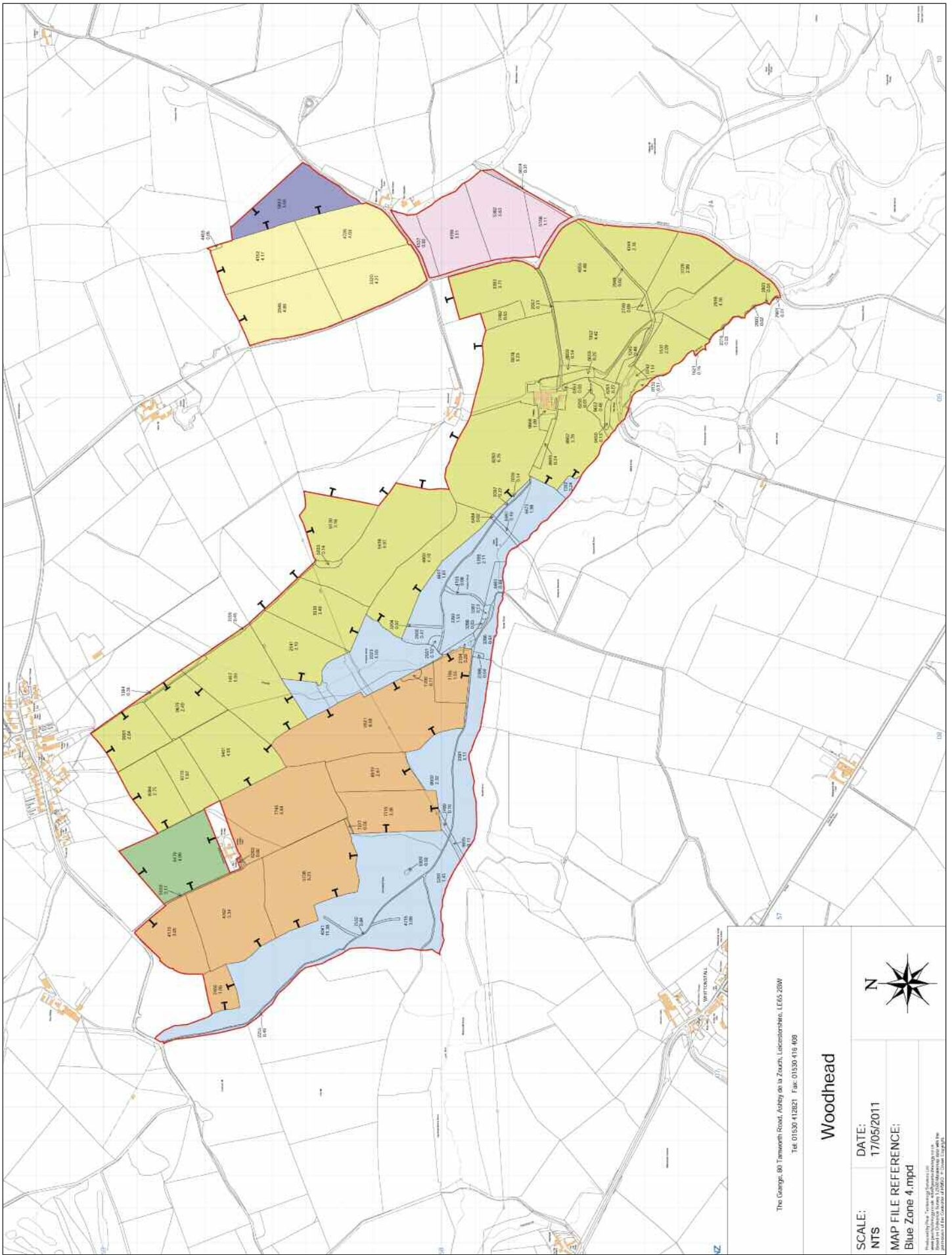
By strict appointment through the selling agents:
Land Factor. Tel: 01661 843168,
email: tom.r@landfactor.co.uk

Fisher German LLP. Tel: 01530 412821,
email: ashby@fishergerman.co.uk

plans

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