



**Land at Highclear
Slaley, Northumberland, NE47 0AE**



Lot 1 – Looking North West

LAND AT HIGHCLEAR

Slaley, Northumberland, NE47 0AE

The sale of Land at Highclear presents an excellent opportunity to purchase an accessible block of productive grassland. The land is situated within the popular village of Slaley, 6 miles south of the Tyne Valley.

- Extending in total to circa 12.18 hectares (30.09 acres)
- Roadside access
- Bare land
- Productive grade 3 grassland
- Available as a whole or in 2 lots

GUIDE PRICES:

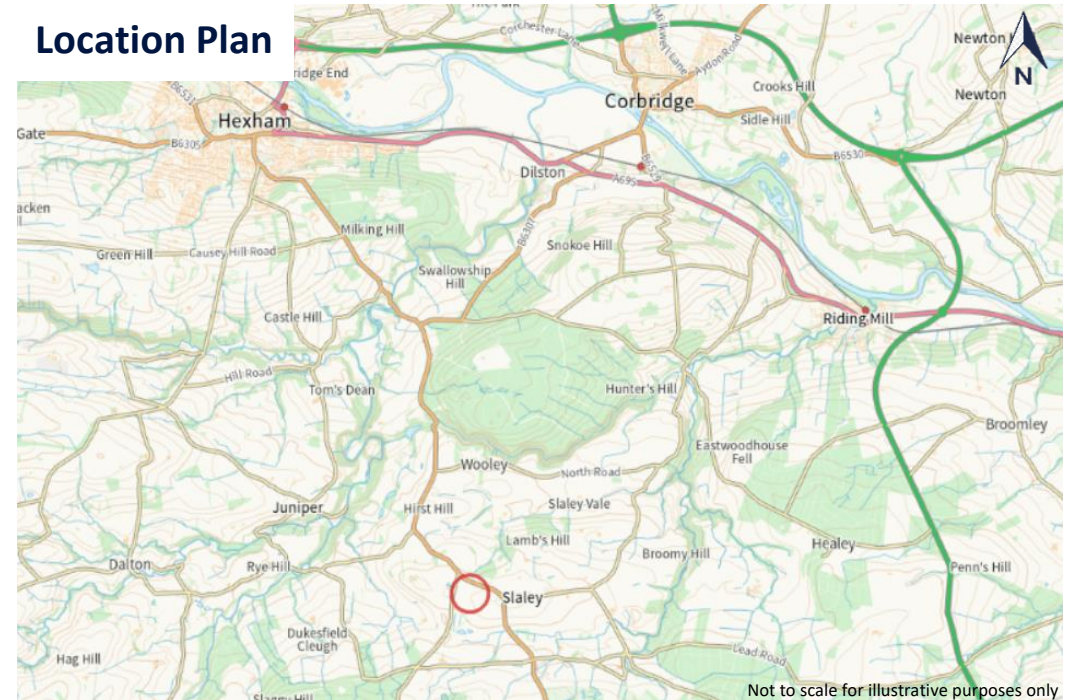
WHOLE: £245,000

LOT 1: £220,000

LOT 2: £25,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Location Plan



Lot 1- Looking East



Lot 1 – Looking West



Lot 1 – Looking East

DESCRIPTION

The sale of land at Highclear offers the potential to acquire a block of productive bare agricultural land, available as a whole or in two lots. Currently the land is laid to grass and has been used for grazing.

The land as a whole, totals circa 12.18 hectares (30.09 acres) of productive Grade 3 agricultural land and comprises of predominately loamy and clayey soils which are typically associated with grassland and cereal production. The majority of land is relatively flat, ranging from 204m to 217m above sea level. The land benefits from excellent access and transport links with the A68 only circa 3 miles east, meaning the land is easily accessible for farmers to incorporate into their current farming operations.

The property benefits from stock proof boundaries, being primarily stone walling. The land is in good heart and is well drained.

The land also lends itself to a variety of alternative uses, including exploring agri-environment schemes such as the Sustainable Farming Incentive (SFI) or via a private funding schemes such as biodiversity net gain.

LOCATION

The land is ideally situated on the outskirts of the sought after village of Slaley. Lying approximately 6 miles to the south of the historic market town of Hexham and 4.4 mile south west of Riding Mill village. Hexham includes a well-attended livestock mart. The land is highly accessible with the major transport links of the A68 and the A69 all within easy reach. What3Words: [///vision.courts.negotiators](https://www.what3words.com/vision.courts.negotiators)

ACCESS

Access points to the property are marked on the below sale plan, denoted 'A'. Lot 1 benefits from an access directly from the public highway on the western boundary, and lot 2 benefits from a right of access on the south eastern boundary.

LOTTING

The property is offered for sale as whole or in 2 lots. The opportunity provided by the lotting further enhances the potential for purchasers to acquire convenient parcels of land in a location where opportunities for such are scarce. Offers for alternative lots may be considered. Interested parties are encouraged to speak to the selling agent direct and at the earliest opportunity.

LOT 1

The land included within lot 1 and as shaded blue on the below sale plan, comprises circa 11.66 hectares (28.82 acres) of productive grassland. The land has direct roadside access and offers the opportunity for a farmer to expand their current enterprise or for an equine and/or lifestyle purchase to acquire a useful parcel of accessible agricultural land.

LOT 2

The land included within lot 2 as shaded orange on the below sale plan extends to circa 0.51 hectares (1.27 acres) of grassland/amenity land which would be particularly well suited to equestrian use or a lifestyle purchaser seeking a convenient and easily maintained parcel of land.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The Property is offered for sale by Private Treaty as a whole or in lots. All interested parties should register their interest with youngsRPS to be kept informed as to how the sale will be concluded.

Environmental Schemes

There are no land based agri-environmental schemes on the property, however given the nature of the land such schemes could be attractive to a potential purchaser who would benefit from additional income generated as a result.

Wayleaves/Easements

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

Sporting Rights and Mineral Rights

The Sporting and Mineral rights are included in the sale in so far as they are owned.

Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

Tenure

Freehold with vacant possession on completion.

Overage/ clawback

The vendors wish to impose a clawback within the sales contract over the striped area of lot 2, as shown on the sale plan, amounting to 25% of any uplift in value on sale as a result of planning permission for purposes other than agriculture or equestrian use for a period of 25 years from the date of completion.



Lot 1 – Looking East



Lot 2 – Looking South East



Lot 2 – Looking North West with Lot 1 in the distance



Lot 1 – Looking South West

Services

There is a mains water supply present at the intersection of the two parcels on the eastern boundary within lot 1, approximate location shown within the enclosed sale plan. If sold in lots, a water supply to lot 2 will be provided by the vendor upon completion. Interested parties should satisfy themselves as to the capacity and location of such services. It is understood there is a gas pipe crossing lot 1 in the north west corner. The approximate location of this is shown on the enclosed sale plan.

Anti Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address.

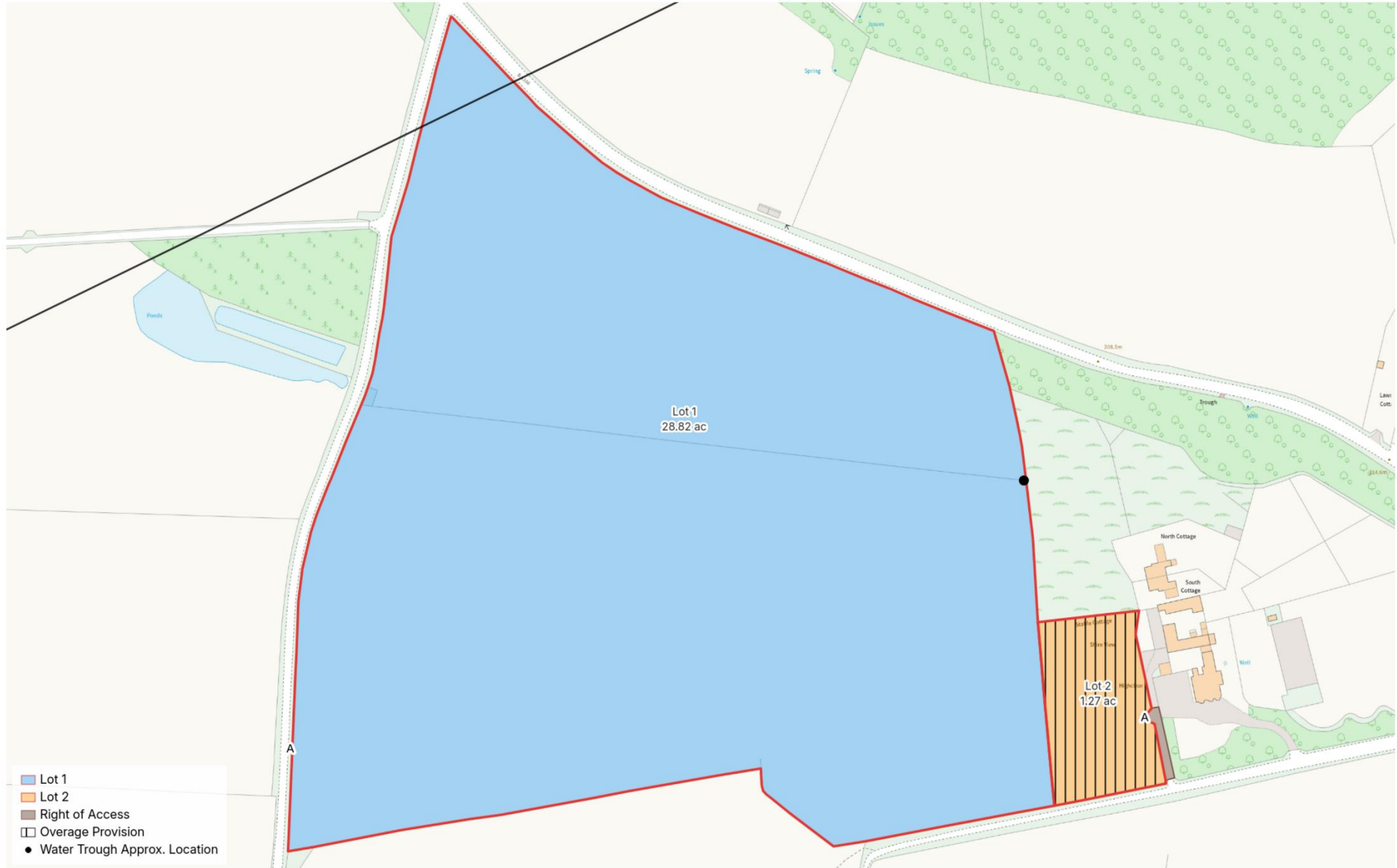
Local Authority

Northumberland County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or katie.proctor@youngsrps.com / will.jeffels@youngsrps.com

Particulars prepared and Photographs taken: April 2026



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