



LAND AT HIGH CROOK
BELTINGHAM, HEXHAM, NORTHUMBERLAND, NE47 7BT



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Beltingham, Hexham, Northumberland, NE47 7BT

The land at High Crook provides an excellent opportunity to rent a productive and well-maintained block of grassland. The area of land available **TO LET** extends to approximately 52.25 ha (129.12 ac). The land is accessible and located within Northumberland's South Tyne Valley.

- Approx. 52.25 ha (129.12 ac) of land.
- Ring Fenced
- Accessible
- **Tenders to be submitted no later than 12 noon 29th May 2026.**

TO LET AS A WHOLE

GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

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DESCRIPTION

The Letting of the land at High Crook, presents a rare and sought after opportunity for a successful applicant to secure a Farm Business Tenancy on a noted, well-established and well-maintained block of productive grassland.

The land totals approximately 52.25 ha (129.12 ac) comprising of 40.66 ha (100.47 ac) of permanent pasture, 10.07 ha (24.90 ac) of meadows and approximately 1.47 ha (3.63 ac) of woodland providing excellent shelter

The land ranges from a low of 102 m above sea level to a high of 203m and provides the ideal mixture of good quality meadow land and permanent pasture, the benefits of each are well utilised. The differing land and grazing types, traditionally managed and consequently well managed, provide the ideal basis for any block of productive land, which High Crook certainly is.

The majority of the land, approximately 43.61 ha (107.78 ac) is classified in as being Grade 4, with 10.27 ha (25.38 ac) being Grade 3 and 0.76 ha (1.88 ac) grade 5.

Historically the land has been well fed in terms of regular applications of fertiliser both organic and compound.

The boundaries are all stock proof and comprise of dry-stone walls and post and wire fences, and a regular programme of maintenance has been adhered to right up to the present day. The land is therefore ready to farm from the outset, with all the historic and current investments ready to be capitalised upon immediately.

The property benefits from roadside access and there is an unclassified road, known as 'Ward Way' which runs through the middle of land, which in turn provides excellent internal access.

LOCATION

The property is situated in the county of Northumberland. In terms of connectivity, the junction to the A69 sits approximately 1.4 miles northeast of the land, providing excellent road links such as the M6 and the A1. The A69 further connects the property with the major cities of the North of England, such as Newcastle Upon Tyne, which lies approximately 32 miles to the east whereas Carlisle lies approximately 30 miles to the west, meaning the land is easily accessible for farmers to incorporate into their current farming operations.

What3Words

///wiggling.boxing.steadier

DIRECTIONS

From Hexham, travel for approximately 8.1 miles west along the A69, before turning left exiting the A69 signposted Beltingham/Ridley Hall. From here travel along the road for a further 1.3 miles, before reaching the Land at High Crook.

ENVIRONMENTAL SCHEMES

Part of the land is currently managed under a Countryside Stewardship mid-tier agreement. Further details of this agreement can be made available upon request. The outgoing tenant will holdover management control of parcels NY7963 0420, NY7962 2193 and NY7962 4592 until December 31st 2026. The ingoing tenant will manage the land in accordance with the scheme requirements and indemnify the outgoing tenant in the event of any penalties or recovery of grant funding, for any breach occurring from the date of letting to December 31st 2026.

DESIGNATIONS

All the land to the west of 'Ward Way' falls within the North Pennines Area of Outstanding Natural Beauty.

SPORTING, MINERAL and TIMER RIGHTS

These will all be reserved for the benefit of the Landlord or a third party.

SERVICES

The land is served by a mains water supply and a natural water supply.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The holding is let subject to and with the (non-financial) benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

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.

TENANCY AGREEMENT

The successful applicant will be required to enter a Farm Business Tenancy which will be available from June 2026. An early entry permitted subject to terms may be agreed.





The principal terms of the FBT will be as follows:

1. Term – 5 years.
2. Rent – half-yearly in advance and will be reviewed every three years.
3. Permitted Use – The use of the holding is restricted to agricultural use only, although consideration may be given to diversified activities, subject to Landlord’s consent. There shall be an absolute covenant prohibiting assignment or sub-letting on the whole or any part of the farm.
4. Repairs – The Tenant will be responsible for all repairs/maintenance on a put and keep basis.

TENDERS

Applicants intending to make an offer are advised to view the land thoroughly and to take all relevant factors into account before submitting a formal offer. All applications should be made via the Tender Form available in the Information Pack.

Tenders should be submitted by no later than 12 noon on Friday 29/05/26 and should be emailed to justin.coan@youngsrps.com or will.jeffels@youngsrps.com or sent by post ensuring your envelope is clearly marked “Land at High Crook Tender – Private and Confidential” to:

YoungsRPS
Priestpopple
Hexham
Northumberland
NE46 1PS

VIEWINGS

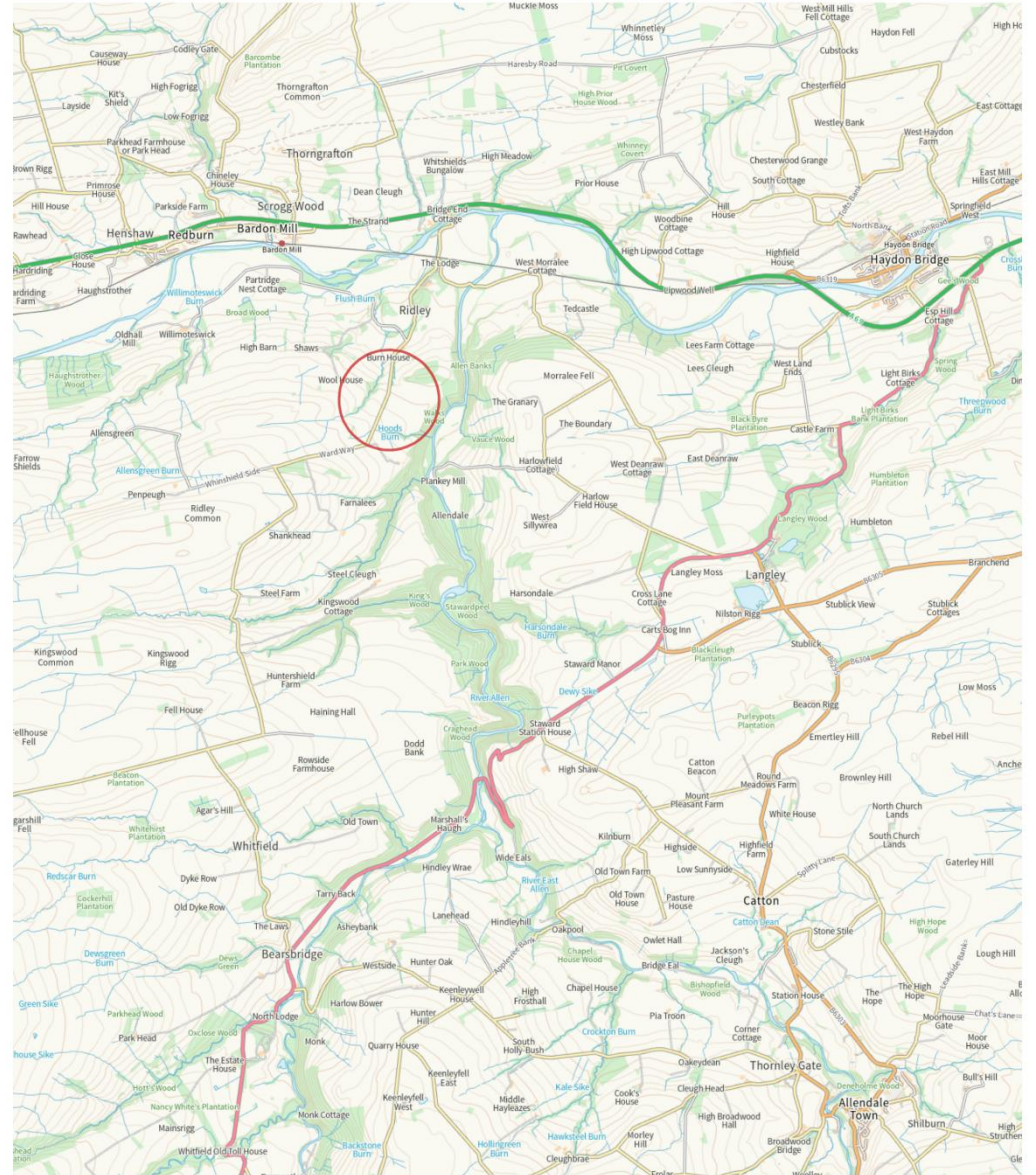
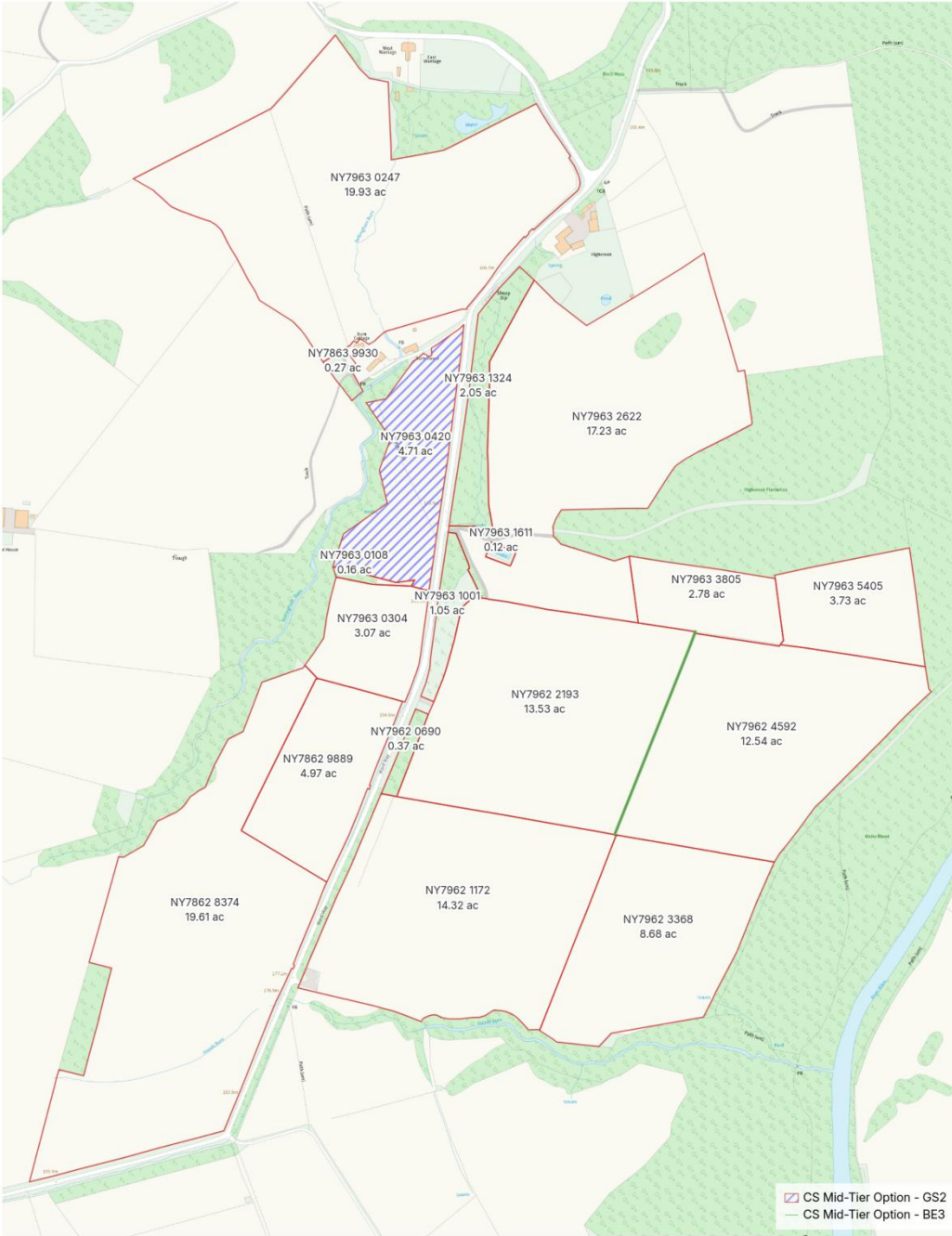
Prospective tenants may view the land in daylight hours, whilst in possession of a set of sales details. All prospective tenants view at their own risk.

INFORMATION PACK

A more detailed Information Pack containing further plans, schedules, a draft Tenancy Agreement and a Tender Form will be available to potential applicants upon request.

ANTI MONEY LAUNDERING REGULATIONS

The successful applicant will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers’ passport, together with a copy of the Purchasers’ driving license or a recent utility bill as proof of residence.



www.youngsrps.com
Hexham 01434 608980



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.