



LAND AT HIGH SPEN,
ROWLANDS GILL, TYNE AND WEAR, NE39 2HN



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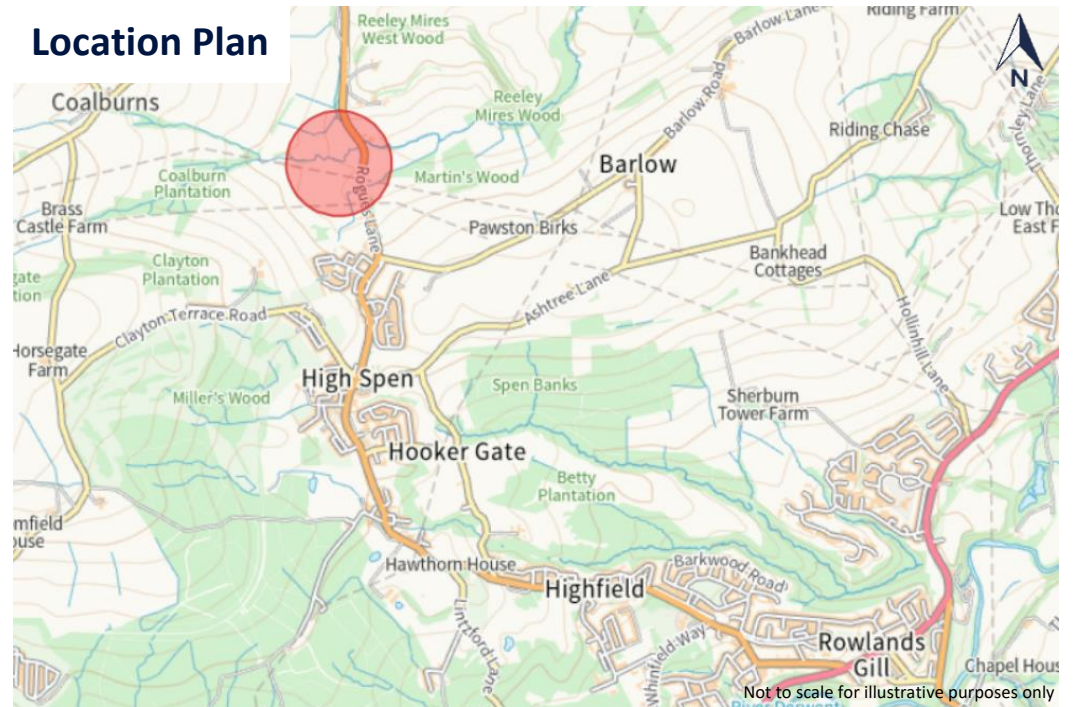
Rowlands Gill, Tyne and Wear, NE39 2HN

The sale of land at High Spen offers an excellent opportunity to acquire a well-located and accessible block of productive grassland, benefiting from roadside access. The land lies approximately 3 miles from the popular village of Rowlands Gill.

- Extending in total 14.64 hectares (36.17 acres)
- Productive grade 3 grassland
- Roadside access
- Investment opportunity
- Diversification and/or Environmental potential

GUIDE PRICE: £295,000

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.





DESCRIPTION

The sale of land at High Spen offers an excellent opportunity to acquire a productive block of bare agricultural land. The land is currently laid to grass and has been used for grazing, with the parcels closest to the road also suitable for mowing.

In total, the land extends to approximately 14.64 hectares (36.17 acres) of productive Grade 3 agricultural land. Soils are predominantly loamy and clayey in nature, typically well suited to grassland production. The land is gently sloping, ranging from approximately 127m to 158m above sea level.

The land is well located, meaning the land is easily accessible for farmers to incorporate into their current farming operations.

The property benefits from stock proof boundaries, being primarily stock fencing and mature hedgerows. The land is in good heart and is well drained.

The land also lends itself to a range 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. It is also well suited to equestrian use or lifestyle purchaser seeking a convenient and easily managed parcel of land.

FIELD PARCEL ID	ACRES	HECTARES
1	8.52	3.45
2	20.66	8.36
3	6.99	2.83
Total	36.17	14.64

LOCATION

The land is ideally situated to the south of the village of High Spen, approximately 3 miles north-west of Rowlands Gill, around 1.5 miles south of Greenside, and approximately 3 miles south-west of Chopwell.

In the wider context, Gateshead lies approximately 9 miles to the north-east, with Newcastle upon Tyne approximately 11 miles to the north-east.

The land is highly accessible, with the A69 and A1 both within easy reach.

What3Words: ///fists.incur.waltzed

ACCESS

The land is accessed directly from the public highway along its western boundary on Rogues Lane (B6315). Access points to the property are marked on the sale plan, denoted 'A'.

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.

SERVICES

The land benefits from spring water supply.

OVERAGE

The land hatched blue on the sale plan and other land is affected by an existing overage, whereby an overage payment will arise in the event of certain types of disposals of part or all of the land. Further information is available upon request.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Property is offered for sale by Private Treaty as a whole. The vendor reserves the right to conclude the sale as they wish. All interested parties should register their interest with us to be kept informed as to how the sale will be concluded.

WAYLEAVES/EASEMENTS/PUBLIC RIGHT OF WAY

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 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.

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

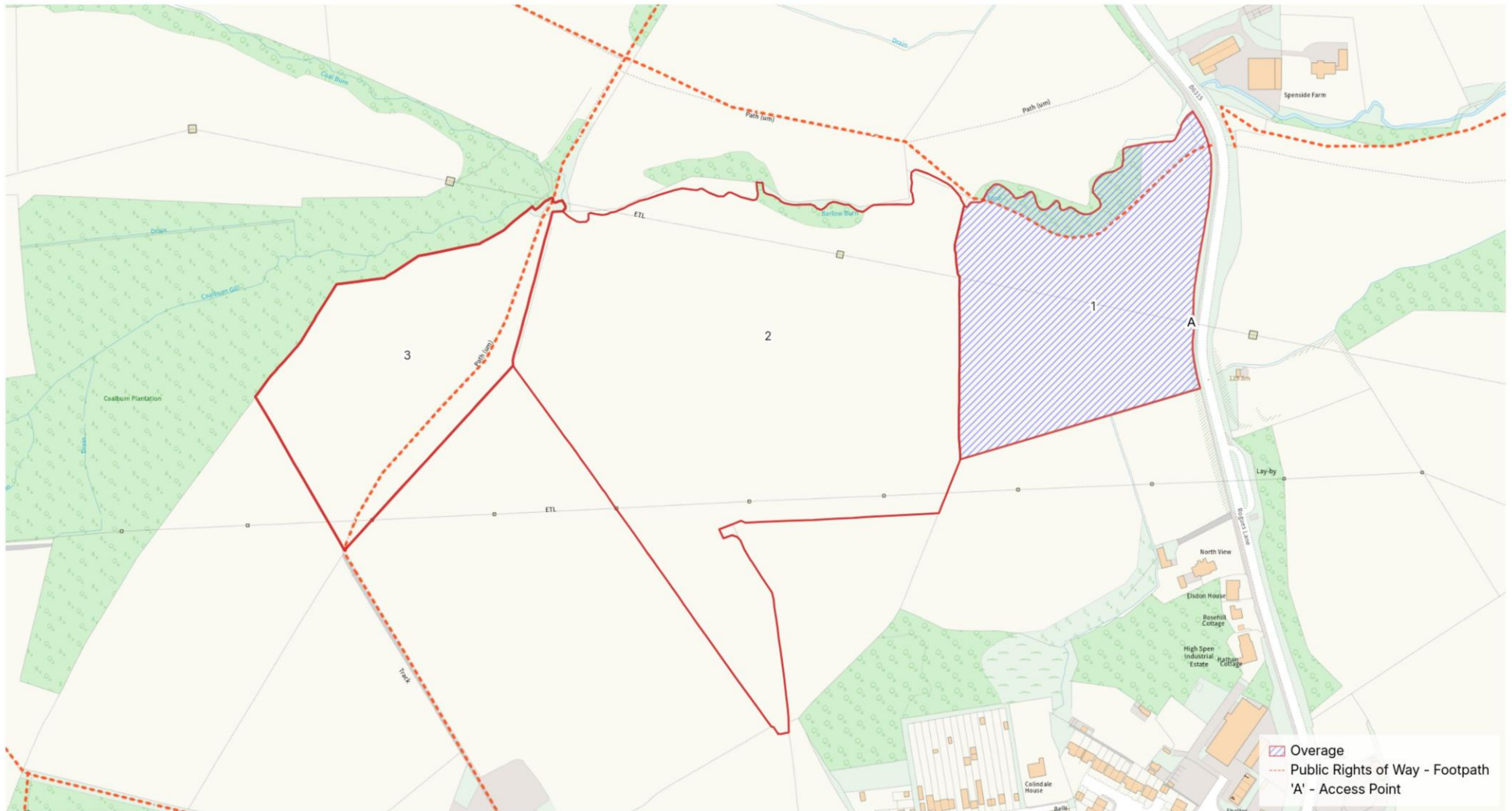
Gateshead County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

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 / Kate.Naylor@youngsrps.com

Particulars prepared and Photographs taken: May 2026





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