



Land at Hareshaw, Bellingham, NE48 2HZ
Guide Price £120,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An excellent opportunity to purchase a block of permanent grassland extending to 9.74 hectares (24.06 acres) located to the north of Bellingham, Northumberland.

The land has roadside access and a hard standing area with open fronted storage building at the field entrance.

- 9.74 hectares (24.06 acres) permanent grassland
- Suitable for natural capital projects subject to obtaining the necessary consents
 - Accessible
 - Stock proof boundaries
 - Open fronted storage building
 - Mains water connection

LOCATION

The land is located at Hareshaw, approximately 1 mile to the north of Bellingham. The A68 is approximately 5 miles to the east., Otterburn is 7 miles to the north and Hexham 18 miles to the south.

What3words—yards.valued.output

ACCESS

The land is accessed directly from the B6320, which leads out of Bellingham to the north. This is marked 'A' on the Sale Plan.



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DESCRIPTION

The land comprises one parcel of permanent grassland extending to 9.74 hectares (24.06 acres) in total. The land has roadside access from the B6320, this leads into a hard standing area which is fenced off from the remainder of the field. There is an open fronted timber frame building at the field entrance which is approximately 12m x 5m, and is suitable for various uses. The land has a mains water connection.

The land has previously been used for livestock grazing but may be suitable for a variety of alternative purposes such as regenerative agriculture, rewilding projects, natural capital benefits, biodiversity net gain or woodland creation subject to obtaining the necessary consents.

The boundaries are a combination of stone wall and post and wire fences which are in a good stock proof condition. The western boundary is lined with trees providing an excellent shelterbelt.

The land is classified as Grade 5 and is described as slowly permeable wet very acid upland soil with a peaty surface.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is not subject to any Countryside or Environmental Stewardship Schemes.

DESIGNATIONS

The land falls within Northumberland National Park and is classified as being within the Severely Disadvantaged Less Favoured Area.

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit 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.

SPORTING AND MINERAL RIGHTS

The sporting rights and mineral rights are assumed to be excluded.

LOCAL AUTHORITY

The land falls within the boundary of Northumberland County Council and within Northumberland National Park Local Planning Authority.

MATERIAL INFORMATION

With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the

property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

NOTES

Particulars prepared – June 2025

Photographs taken – June 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

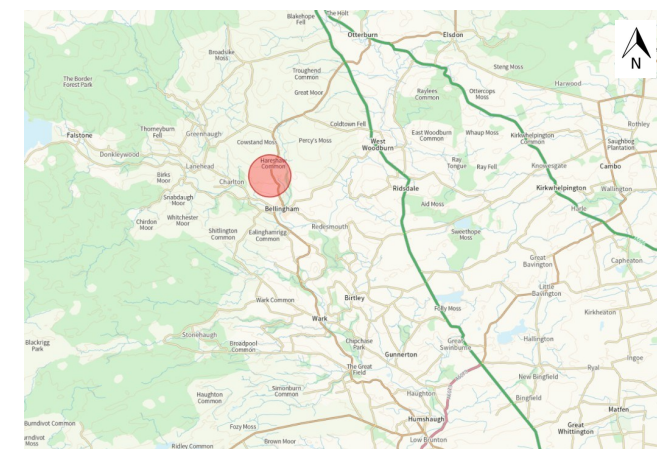
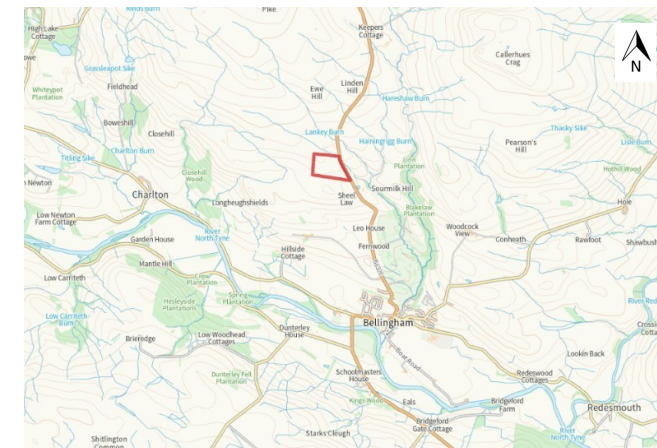
Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The Vendors reserve the right to amalgamate, withdraw or exclude the land at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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