



Land at Carterway Heads, Northumberland
Offers over £709,000

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

Land at Carterway Heads

- Rare opportunity to purchase 90 acres (36.47 hectares) of grazing and mowing land within one ring-fenced block
 - 77 acres currently cut for hay/silage crops
- Majority is Grade 3 Agricultural Land Classification
 - Excellent access from the A68 and B6278

LOCATION

The land is situated at Carterway Heads in Northumberland and can be accessed from both the A68 and the B6278 from Carterway Heads to Edmondbyers.

What3words ///daydreams.paints.spearing

DESCRIPTION

A rare opportunity to purchase 90 acres of ring-fenced grazing/mowing land with excellent roadside access. The land is split into 6 parcels, and all the boundaries are in good condition. This well-drained block of land offers huge potential to a current or prospective farmer.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

There is a Sustainable Farming Incentive (SFI) scheme on the land which expires in Feb 2027.

OVERAGE PROVISION

The land is sold subject to an overage clause, meaning that 25% of the uplift in value will be payable to the vendors over 20 years from the date of sale and will be triggered by the implementation of, or sale with, planning consent

for any residential development.

SERVICES

The land has a spring water supply. There is a mains gas pipe running beneath the land.

SPORTING AND MINERAL RIGHTS

Mines and mineral rights and sporting rights are assumed to be in hand.

EASEMENTS AND OUTGOINGS

The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage and water and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

MATERIAL INFORMATION

Due to the subject property being land it is exempt from requiring an energy performance certificate and is not subject to Council Tax. It is understood that the property has no broadband connection and has good mobile phone signal in this area.

We would advise prospective purchasers to perform their own due diligence in respect of availability. 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 if 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 Tow Law office on 01388 730095 to arrange a viewing.

Unaccompanied viewings are permitted with a copy of these particulars.

LOCAL AUTHORITY

Northumberland County Council

www.northumberland.gov.uk

0345 600 6400

NOTES

Particulars prepared – September 2026

Photographs taken – September 2026

THINKING OF SELLING YOUR PROPERTY?

Thinking of selling your home, give the team a call to arrange a no obligation market appraisal on your property.

01325 728084

01388 730095

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. Where any reference is made to planning

permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

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

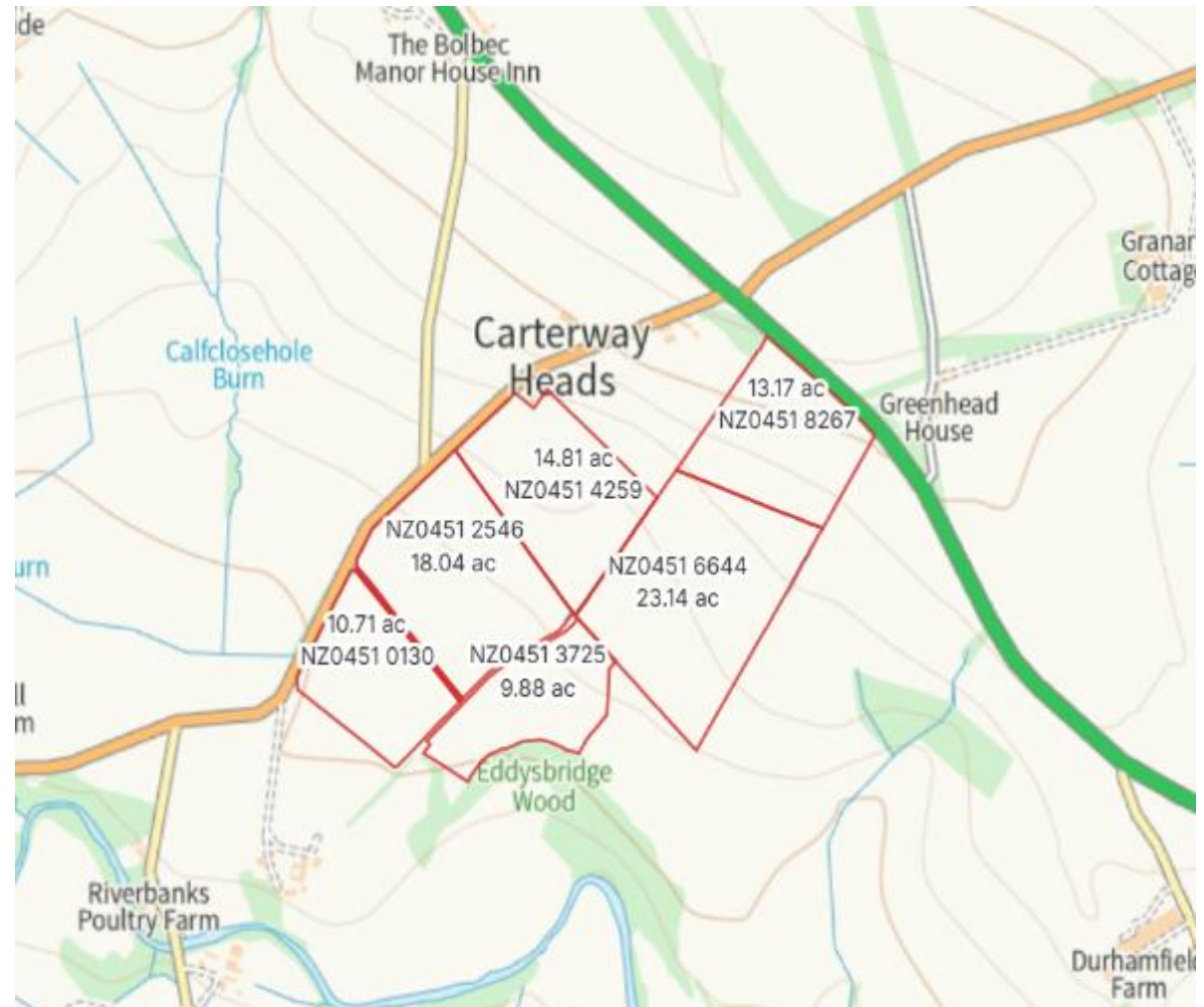
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

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

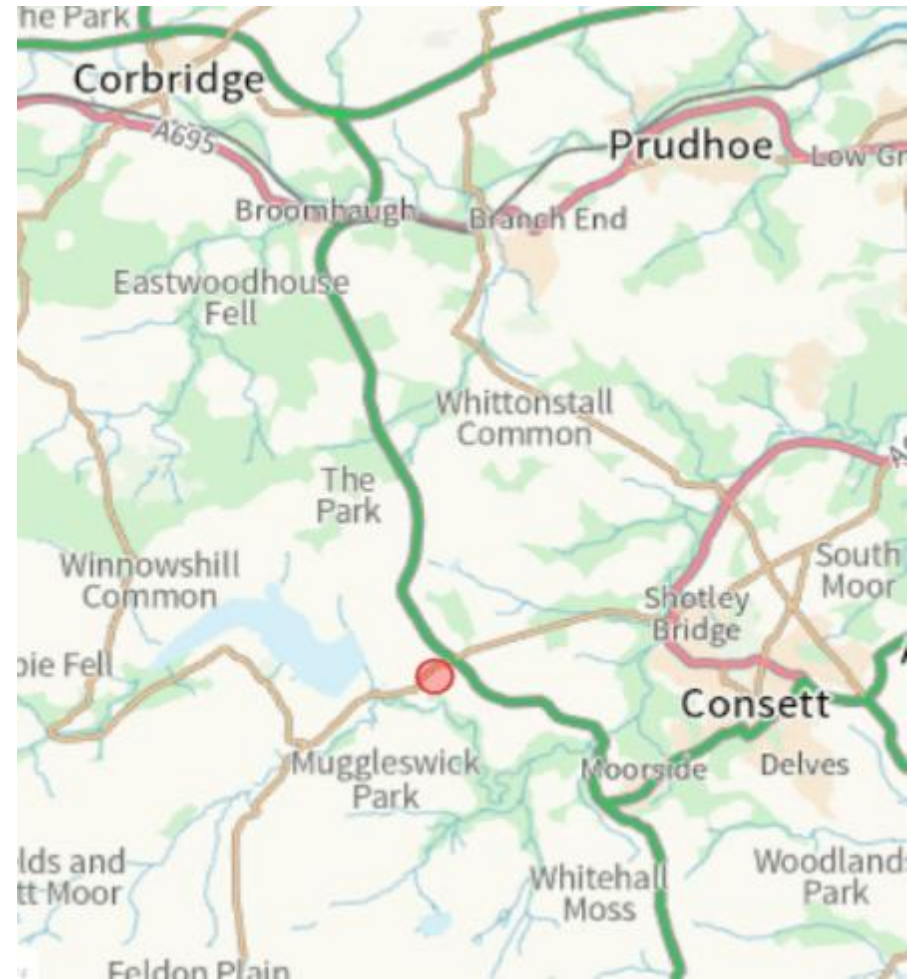


FIELD SCHEDULE

Field Number	Acres	Hectares	Description
NZ0451 2546	18.43	7.46	Meadow
NZ0451 2546	9.88	4.00	Meadow
NZ0451 2546	23.13	9.36	Meadow
NZ0451 2546	14.80	5.99	Meadow
NZ0451 2546	10.70	4.33	Meadow
NZ0451 2546	13.17	5.33	Pasture
Total	90.11	36.47	



Not to scale – for ID purposes only



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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