

HEALEYWOOD FARM

HEPSCOTT, MORPETH, NORTHUMBERLAND



RICHARD **BROWN**
& PARTNERS





HEALEYWOOD FARM

HEPSCOTT, MORPETH, NORTHUMBERLAND, NE61 6NW

Hepscott - 0.25 miles Morpeth - 1.5 miles Newcastle upon Tyne - 18 miles

**A productive block of ring fenced arable land with a modern
agricultural building situated in Mid Northumberland**

Approximately 111 hectares (275 acres) of Grade 3 arable cropping, with
woodland and grassland parcels extending to approximately 6 hectares (15 acres)

Modern agricultural building suitable for grain and machinery storage

FOR SALE AS A WHOLE
On behalf of The Executors of FL Proctor (Deceased)

RICHARD BROWN
& PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP

Tel: 01668 213 546

www.richardbrownandpartners.co.uk





SITUATION

Healeywood Farm is situated in Mid Northumberland approximately 1.5 miles to the east of the popular market town of Morpeth and lies only 18 miles to the north of region's main city Newcastle upon Tyne.

The land lies adjacent to the A196 Morpeth to Ashington road which provides good access to the local road network making the holding accessible for modern farming operations.

Coupled with the desirable local area the property lies in an area recognised for the productivity and output of the farmland and the ability to grow good quality arable crops.

DESCRIPTION

Healeywood Farm is good sized block of principally arable land held in a ring fence and varies in height from 30 meters above sea level on the eastern boundary up to 52 meters at the western boundary and access to the holding.

The farm is a productive arable unit and includes a recently constructed modern farm building suitable for grain and machinery storage. Combined this presents Healeywood as an opportunity to acquire a quality stand alone unit or equally a substantial block to complement existing farming operations.

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

HISTORY

The farm has belonged to the current family owners for three generations and has been farmed to a high standard in a conventional arable rotation during that time.

More recently the family have taken advantage of changing agricultural policy and entered into Countryside Stewardship options that complement the arable cropping and expand the existing environmental attributes of the holding.

The holding currently offers huge potential for purchasers to continue and enhance the current farming system or indeed look to maximise production of quality land capable of producing good crops.



LAND

Traditional farming operations by the owners over recent years combined with current environmental stewardship options allows the land to maintain a rotation focused around main crops of wheat and barley with beans (historically oil seed rape) implemented as a break crop.

Currently the farm comprises of approximately 111 hectares (275 acres) of arable cropping, 6 hectares (15 acres) of grassland margins and amenity woodland.

The Agricultural Land Classification Map North East Region (ALC001) shows the land being classified as Grade 3. The Rural Land Registry classifies all of the land as Non Severely Disadvantaged (Non SDA).

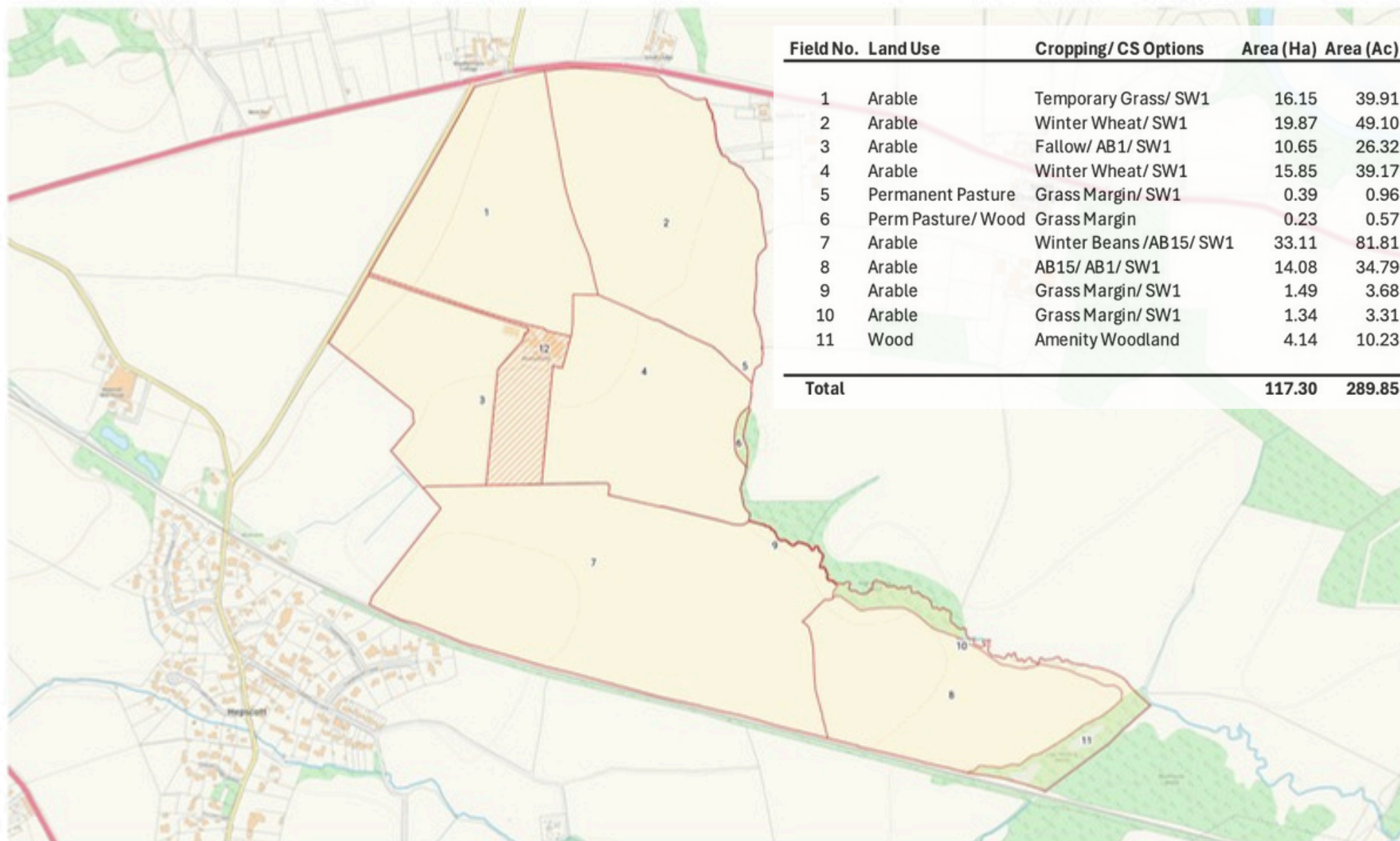
Formal land classifications aside, it is clear on inspection that the arable land is capable of supporting good crops with grassland margins delivering environmental benefits complementing the overall diversity of the farm.

The arable fields consist of good sized regularly shaped parcels, making them well-suited for modern farming operations. Internal access tracks and margins allow good access throughout the holding.

Located to the eastern boundary of the farm lies a small burn that is flanked by deciduous trees leading into a pleasant area of amenity woodland with a pond and wetland area offering natural wildlife habitat.



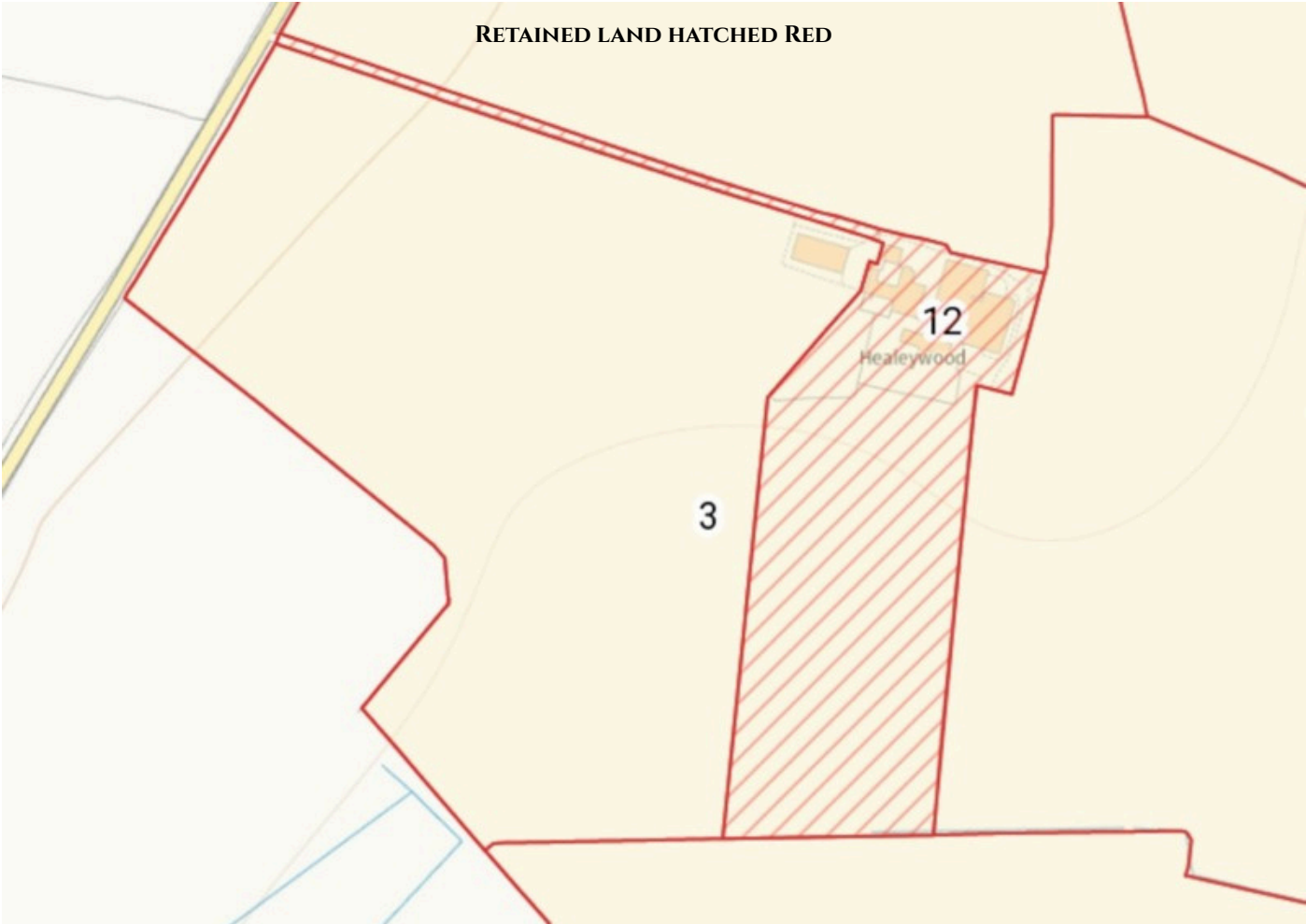
HEALEYWOOD FARM FIELD SCHEDULE & FARM PLAN



MODERN BUILDING AND RETAINED LAND

Complementing the holding and supporting the 290 acres of productive land is a recently constructed (2020) modern farm building perfectly suited to grain and machinery storage. The building is situated to the west of the main holding which will be retained by the vendors. The retained land is hatched red on the plan below.

The necessary right for (agricultural) access will be granted to the purchasers over the retained land to utilise existing access tracks into and through the holding as required.







TENURE

Healeywood Farm is offered for sale with vacant possession upon completion

SPORTING RIGHTS & MINERAL RIGHTS

Sporting rights are held in hand and included with the sale. The mineral rights are excepted and not included in the sale.

PLANS, AREAS AND SCHEDULES

These are based on the areas provided by the Rural Land Registry and Ordnance Survey and are for reference only. Although they have been carefully checked, the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. There is a gas pipeline that passes through the property. Further details of the location are available on request.

METHOD OF SALE

The land is initially being offered for sale as a whole by private treaty on behalf of the Executors of FL Proctor (Deceased).

SERVICES

The Property is only served by a natural water supply being the small minor burn to the easter boundary.

Currently the modern building is not connected to a mains water or electricity supply. If required, the purchaser(s) will need to express an interest to connect to services located on the retained land.

GENERAL BINDING REGULATIONS (GBR) 2020

Details on the condition of the farm's septic system are unknown. However the Vendor nevertheless does not give any undertaking that the property fully satisfies the GBR 2020 and any expressions of interest or offers made should take this into consideration.

VIEWINGS

Strictly by prior appointment with the selling agents;

Richard Brown & Partners
The Office
South Bellshill
Belford
NE70 7HP
Tel: 01668 213 546

ANTI MONEY LAUNDERING REGULATIONS (AML)

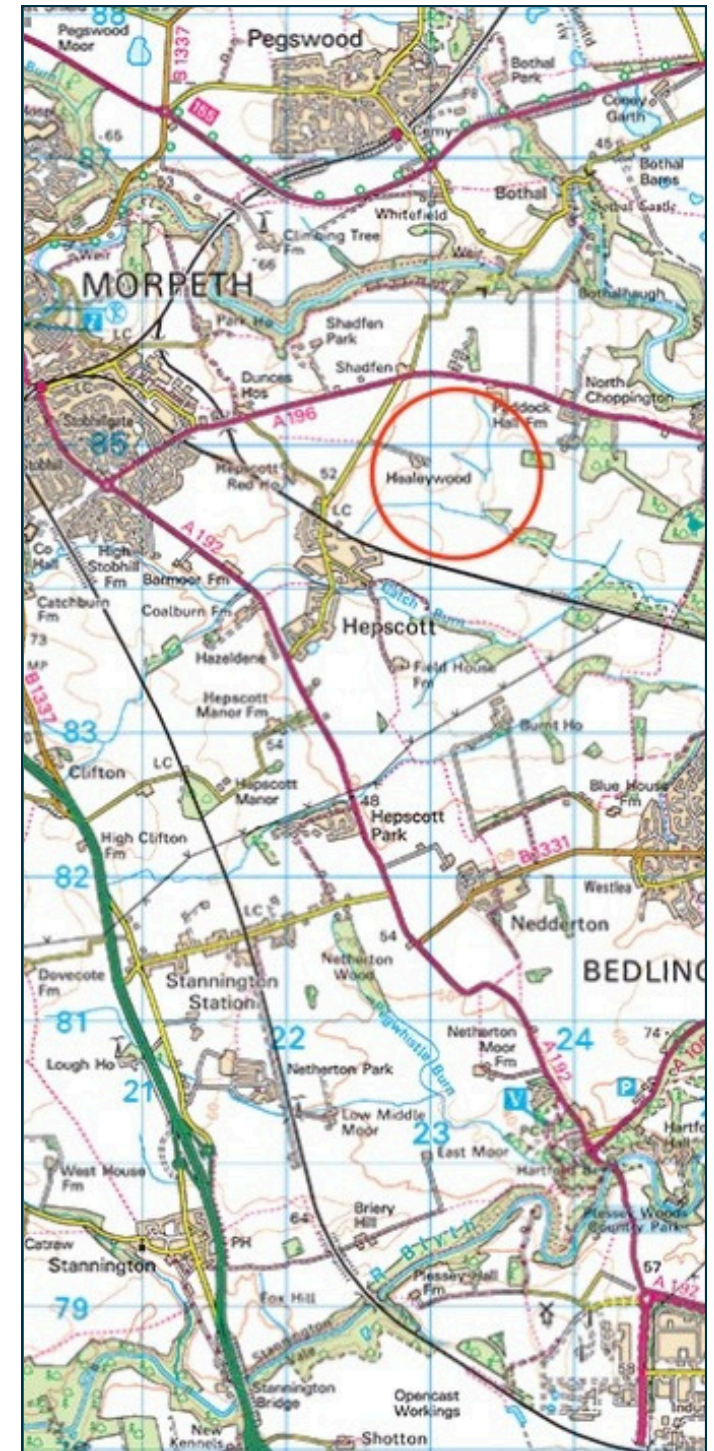
Please note that under the 2017 AML regulations Richard Brown & Partners is legally required to conduct money laundering checks against purchasers.

HEALTH & SAFETY

Please be aware of the potential hazards of a working farm (especially livestock) and be as vigilant and careful as possible when making an inspection of the property.

WHAT3WORDS

///stung.lots.student





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IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared in July 2025. These particulars are set out as a general outline only for the guidance for interested parties and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendors or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.