

LAND AT FENWICK GRANARY

BEAL, BERWICK UPON TWEED

LAND AT FENWICK GRANARY, BEAL, BERWICK UPON TWEED, TD15 2PL

A single arable field and adjoining amenity woodland and stream

Berwick 10 miles ■ Belford 5 miles ■ Wooler 12 miles
■ 18.93 acres arable ■ Woodland of 13.39 acres ■ Approx 32.32 acres (13.08ha) ■ For sale as a whole.

SITUATION

The land at Fenwick Granary adjoins the A1 on the east side. Access is to the north from Fishers Back Road, although there is also a gateway directly onto the A1 towards the southern boundary of the land.

DESCRIPTION

The land is gently undulating, and rises from north to south. It is currently in an arable rotation and has previously been cut for silage and grown winter wheat, beans and barley. The land is classified as Grade 3 on the Agricultural Land Classification Series. On the east side there is an attractive strip of mixed woodland and amenity ground through which the Dean Burn runs. There are no mains services to the land and Basic Payment Scheme entitlements are not included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being 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.

WHAT.3.WORDS

kind.boot.downs

SPORTING, TIMBER, MINERAL RIGHTS & DESIGNATIONS

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned. The land is in a Nitrate Vulnerable Zone (NVZ).

HOLDOVER

Holdover is reserved to permit the harvesting of all growing crops.

Galbraith

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RESERVATIONS

The Vendors and their successors in title reserve the right, should it be required, to utilise the woodland area being offered for sale for the drainage strategy required for the development of the adjacent buildings. Further details are available from the Vendors' Agent.

HEALTH AND SAFETY

The Property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

VIEWING

Viewing is strictly by appointment with Galbraith Morpeth (01670 331500).

Photographs taken May 2023.

Particulars compiled July 2023.

ANTI MONEY LAUNDERING (AML) REGULATIONS Galbraith is required under **The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Money Laundering and Terrorist Financing (Amendment) (EU Exit) Regulations 2020 as updated and amended from time to time, to complete due diligence on its new clients. This requirement is absolute and must be satisfied before we commence work on your behalf. Galbraith works in partnership with First AML, 'The UK's preferred AML Solution'. You will be contacted directly by First AML via email, who will request all necessary identification documentation. If you cannot complete the request from First AML, please contact Galbraith at your earliest possible convenience, to make other arrangements.**

