



LAND AT DONKLEYWOOD

Falstone, Northumberland



GSC GRAYS
PROPERTY • ESTATES • LAND

LAND AT DONKLEYWOOD

FALSTONE, NORTHUMBERLAND, NE48 1AQ

Kielder Village 12 miles • Hexham 26 miles • Newcastle-upon-Tyne 45 miles
(all distances are approximate)

A PRODUCTIVE BLOCK OF GRASSLAND AND GRAZEABLE WOODLAND IN A SCENIC RURAL SETTING

- Versatile rural holding comprised of grassland and grazeable woodland within the Northumberland National Park, offering agricultural, conservation and amenity potential
- Predominantly Grade 5 soils, mixed soil types, natural watercourses, mixed broadleaf woodland

About 188.05 acres (76.10 hectares)

FOR SALE AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation

The land at Donkleywood is situated in an attractive rural location known for its peaceful setting and unspoilt countryside. The surrounding landscape is characterised by rolling pasture, mature woodland and open views.

Description

The land at Donkleywood presents an appealing block of grassland and mixed amenity and grazeable broadleaf woodland, offering natural shelter, grazing potential and excellent environmental value. This attractive block of land provides a rare opportunity for buyers seeking a versatile rural holding for agricultural, conservation, or lifestyle use (subject to necessary consents).

Land

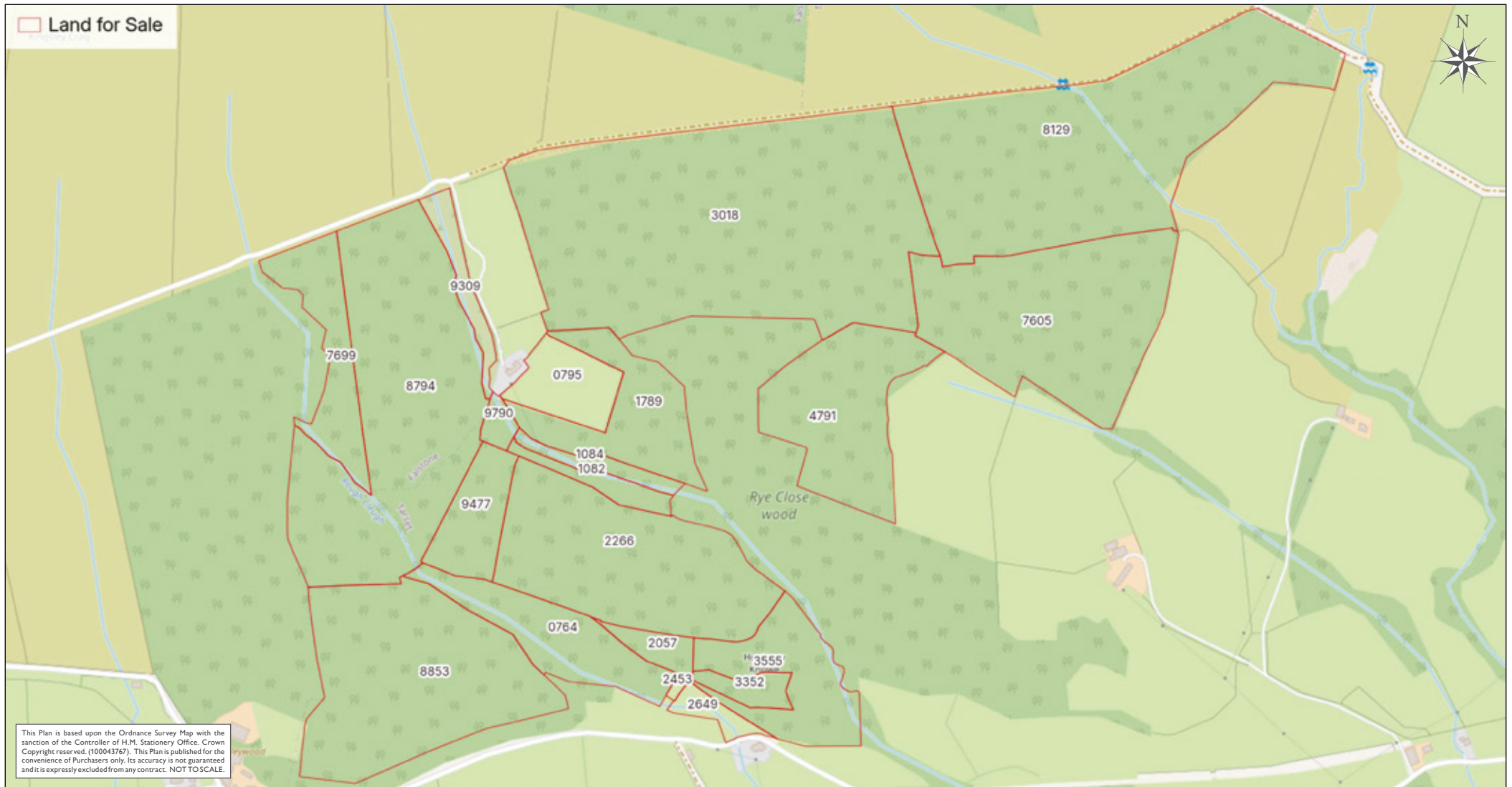
The land extends in total to about 188.05 acres (76.10 hectares) and is comprised of 3.50 acres of permanent grassland (pasture) and 184.55 acres of woodland according to the Rural Payments Agency however the majority of the woodland is suitable for livestock grazing.

The majority of the land is classed as Grade 5 with parcel 8853 classed as Grade 4. There are both slowly permeable seasonally wet acid loamy and clayey soils and slowly permeable wet very acid upland soils with a peaty surface present across the holding.

Water access for livestock is provided by a number of open watercourses. The boundaries are comprised of stone walls and livestock fencing and are in good condition.



Sheet ID	Parcel ID	Area (ac)	Area (ha)	Land Type
NY7486	7699	5.10	2.06	Woodland
NY7486	8853	17.50	7.08	Woodland
NY7486	8794	23.48	9.50	Woodland
NY7486	9477	3.65	1.48	Woodland
NY7486	9790	0.68	0.28	Woodland
NY7487	9309	1.73	0.70	Woodland
NY7586	0764	5.94	2.40	Woodland
NY7586	0795	3.36	1.36	Pasture
NY7586	1084	1.19	0.48	Woodland
NY7586	1082	1.40	0.57	Woodland
NY7586	1789	6.38	2.58	Woodland
NY7586	2057	1.24	0.50	Woodland
NY7586	2266	15.40	6.23	Woodland
NY7586	2453	0.14	0.06	Pasture
NY7586	2649	1.03	0.42	Woodland
NY7586	3352	1.21	0.49	Woodland
NY7586	3555	6.43	2.60	Woodland
NY7586	4791	9.85	3.99	Woodland
NY7587	3018	37.91	15.34	Woodland
NY7587	7605	16.76	6.78	Woodland
NY7587	8129	27.65	11.19	Woodland
Total		188.05	76.10	



GENERAL INFORMATION

Access

Access is provided by a tarmac road to the north of the holding with a number of grass tracks providing access internally between land parcels.

Local Authorities

Northumberland County Council
County Hall, Morpeth, NE61 2EF

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The property is not serviced by any supplies. Purchasers should make their own enquiries as to the practicality and cost of installation of any services that may be required on site.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.



Agri-environment Schemes

The land parcels form part of a historic Woodland Creation Grant (WCG) and current Farm Woodland Premium Scheme (FWPS) agreement. Payments for this scheme finished in 2019, however management obligations are in place until 2034. The bare grassland is included in the FWPS and is subject to the obligations within the agreement. The land could not be used to claim BPS however the vendor's agent is establishing with the Forestry Commission if the land within the FWPS is eligible to be included within a Sustainable Farming Incentive application.

There is a live Woodland Management Plan (WMP) agreement across the land however the WMP is yet to be submitted to the Forestry Commission for approval.

The land is not registered with the Woodland Carbon Code allowing potential purchasers to complete this registration.

Further details on the above schemes can be provided by the selling agent.

Designations

The entirety of the land lies within the Northumberland National Park.

The northeastern most parcel (8129) which extends to 27.66 acres (11.19 hectares) is classified as Moorland with the rest of the land classified as Severely Disadvantaged by the Rural Payments Agency.

There are areas of Ancient Replanted Woodland, Deciduous Woodland (Priority Habitat) and Purple Moor Grass and Rush Pasture (Priority Habitat) across the holding. Further details can be provided by the selling agent.

Method of Sale

The land at Donkleywood is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

Mineral Rights

The mineral rights are included in the sale in so far as they are owned.

Timber

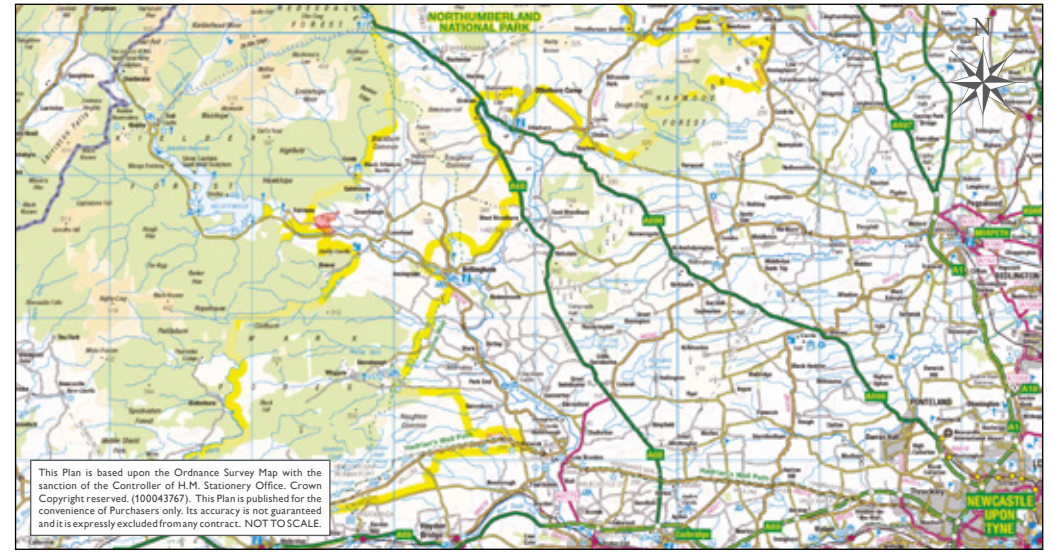
All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

Viewing

Appointments to view will be through the Selling Agents only by calling - T: 01748 829203.



Directions

From the village of Bellingham, take the B6320 towards Pennine Way, turning right at the junction signposting Newcastleton, Kielder, Falstone and Greenhaugh. Head west on this road for 8.0 miles then turn right at the junction signposting Donkleywood and Falstone. Travel along this road for 0.5 miles before turning right in the village of Falstone. Then head southeast along an unnamed road for 1.2 miles before turning left onto an unnamed road for 0.4 miles. The land is then located on the right hand side.

Postcode

NE48 1AQ

what3words:

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CONDITIONS OF SALE

Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agent(s), and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas Purchasers

Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the Purchaser(s) as at the date of completion.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: Spring 2026. Photographs taken: Spring 2026.