



103.66 ACRE(S)

GUIDE PRICE £875,000

FOR SALE BY INFORMAL TENDER. TENDER DEADLINE: FRIDAY 24TH JULY 2020

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



The land extends to 103.66 acres (4.96 ha) or thereabouts of productive arable land laid out in 5 enclosures and including a section of river bank. The land is relatively level and is partly bounded to the east by the River Trent. The previous crop rotation includes potatoes.

LOCATION

Located between the villages of North Muskham and Cromwell approximately 5 miles north of the market town of Newark, the land is accessed off the south bound carriageway of the A1.

DESCRIPTION

The land extends to 103.66 acres (41.95 ha) or thereabouts of productive arable land laid out in 5 enclosures and including a section of river bank. The land is relatively level and is partly bounded to the east by the River Trent. The previous crop rotation includes potatoes.

LAND AND SOIL CLASSIFICATION

Under the DEFRA Agricultural Land Classification Map the land is classified as Grade 2 (very good agricultural land) and partly Grade 3 (being good to moderate agricultural land). The soil type is classified in the Soil Survey of England & Wales as Arrow Series being a deep permeable course loamy soil affected by ground water.

BASIC PAYMENT SCHEME

The land is registered under the Basic Payment Scheme and the relevant BPS entitlements will be included in the sale.

The purchaser will be required to indemnify the Vendor in relation to Cross Compliance from the date of sale.

IN-GOING CROP VALUATION

The purchaser will be required to take any growing crops including enhancement, seed, fertilisers and sprays plus tillage costs at contractor's rates in addition to the price offered for the property. The valuation will be made by Andrew Granger & Co. Ltd as Agents for the Vendor.

ENVIRONMENTAL STEWARDSHIP SCHEMES

The land is understood to not be subject to any agri-environment schemes.

NITRATE VULNERABLE ZONE

The land is understood to be situated in a Nitrate Vulnerable Zone.

SPORTING AND TIMBER RIGHTS

Where owned, the sporting and timber rights are included in the sale. The fishing rights to the river are not owned by the Vendor.

MINERAL RIGHTS

The mineral rights are not included in the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

Access to the land is via a right of way along the access drive which serves the farmhouse/buildings (separately owned). The land is crossed by an overhead electricity line (which is subject to a wayleave). The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether referred to in these particulars or not.

PLANNING

Part of the land is designated as a Scheduled Ancient Monument.

TENURE & POSSESSION

The land is offered for sale freehold with vacant possession on completion, subject to a lease to the Environment Agency for the gauging station on the river bank. There is also a licence for a sign board.

VAT

In the event that any part of the property is subject to VAT this will be payable by the purchaser in addition to the purchase price.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

PLAN

The plan is provided for identification purposes only. Ordnance Survey Crown Copyright 2019. All rights reserved. 100022432.

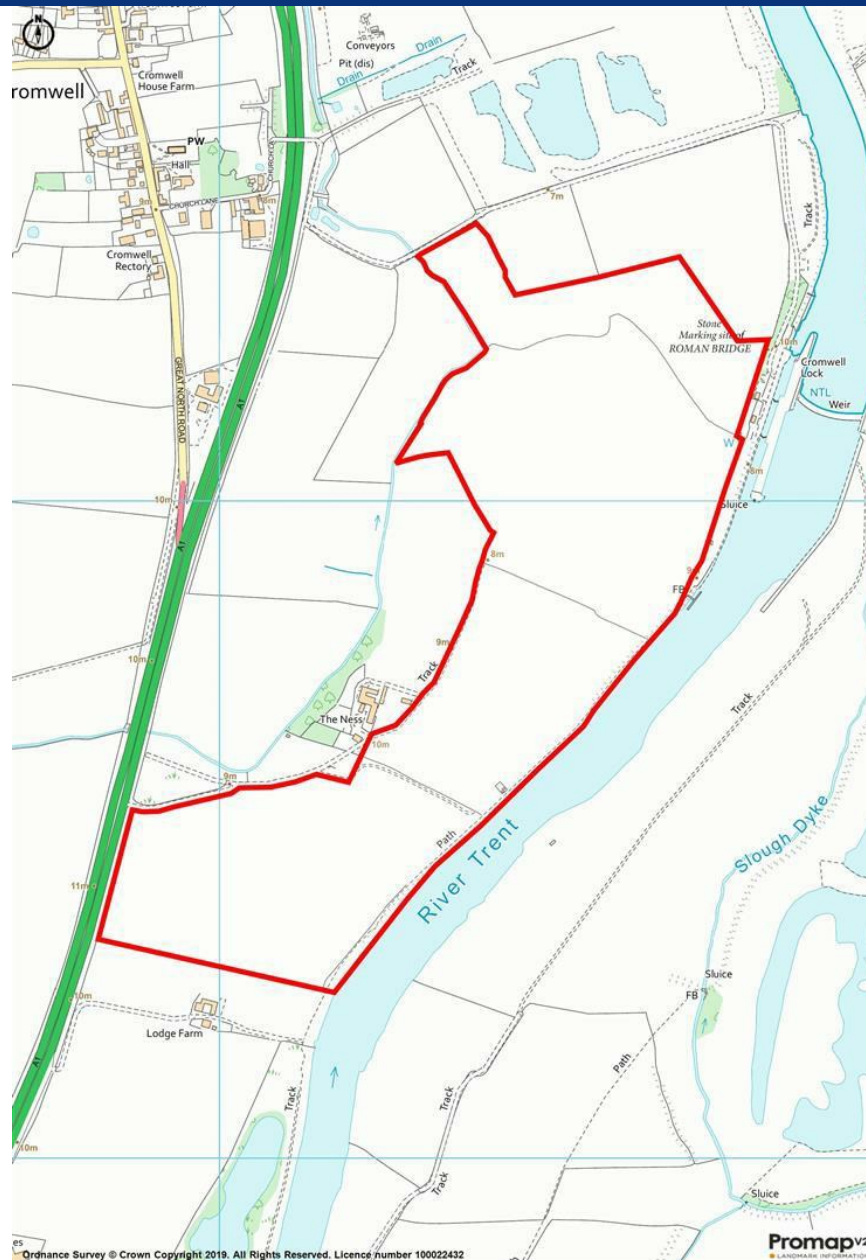
VIEWING

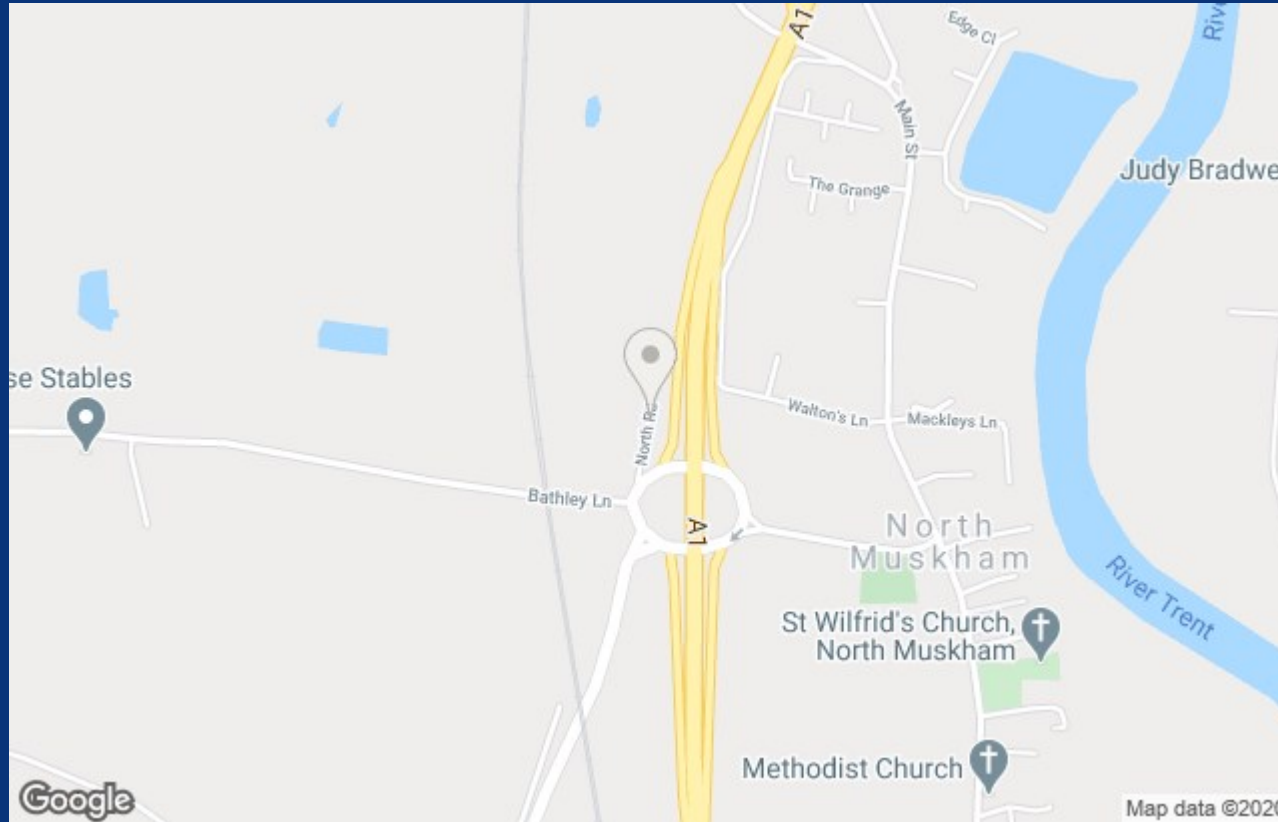
The land may be viewed at any reasonable daylight hours by persons in possession of a copy of these particulars.

Viewings of the property should only be undertaken in line with the current Government advice relating to Coronavirus, as found at <https://www.gov.uk/coronavirus>

FURTHER INFORMATION

For further information or to discuss the sale of the land, please contact the Rural Department on 01509 243720 or email rural@andrewgranger.co.uk.





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