



Land at Wysall, Nottinghamshire – Approximately 42.23 acres

Land at Wysall, Nottinghamshire

A block of well maintained pastureland in the quiet village of Wysall

Grantham 7.9 miles, Nottingham 9.7 miles,
Melton Mowbray 12.2 miles

A mix of Grade 2 & 3 land

Approximately 42.23 acres (17.10 hectares)
in total

For sale as a whole by Informal Tender
Deadline 12 noon on Friday 21st August
2026

Guide Price £400,000

Situation

The land is located to the south of the village of Wysall in Nottinghamshire and has vehicular access directly off Costock Road.

The Farmland

The land extends to approximately 42.23 acres (17.10 hectares) in total.

The soil is classified as mix of Grade 2 & 3 under the Agricultural Land Classification of England and Wales and is slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils suited to grassland and arable as per LanIS Classification.

Method of Sale

The land is offered for sale by informal tender on the following terms:

1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray LE13 1QF no later than 12 noon on Friday 21st August 2026. Late tenders will not be considered. Tenders may be submitted by email to: o.arnold@shoulers.co.uk.

2. Tenders should be submitted on the Tender Form in writing and placed with a sealed envelope marked "Land at Wysall, Nottinghamshire FAO Oli Arnold". All tenders must be made by a named Buyer with their full home address, telephone number and email address provided as well as details of the solicitor acting. The Tender Form is available from Shouler & Son, the Seller's agent.

3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids. No escalating tenders, linked tenders or tenders made with reference to others will be considered. No tenders will be considered that are subject to obtaining planning permission.

4. The seller does not undertake to accept the highest or indeed any tender made.

5. Tenders must be accompanied with evidence of finance or funds for the purchase.

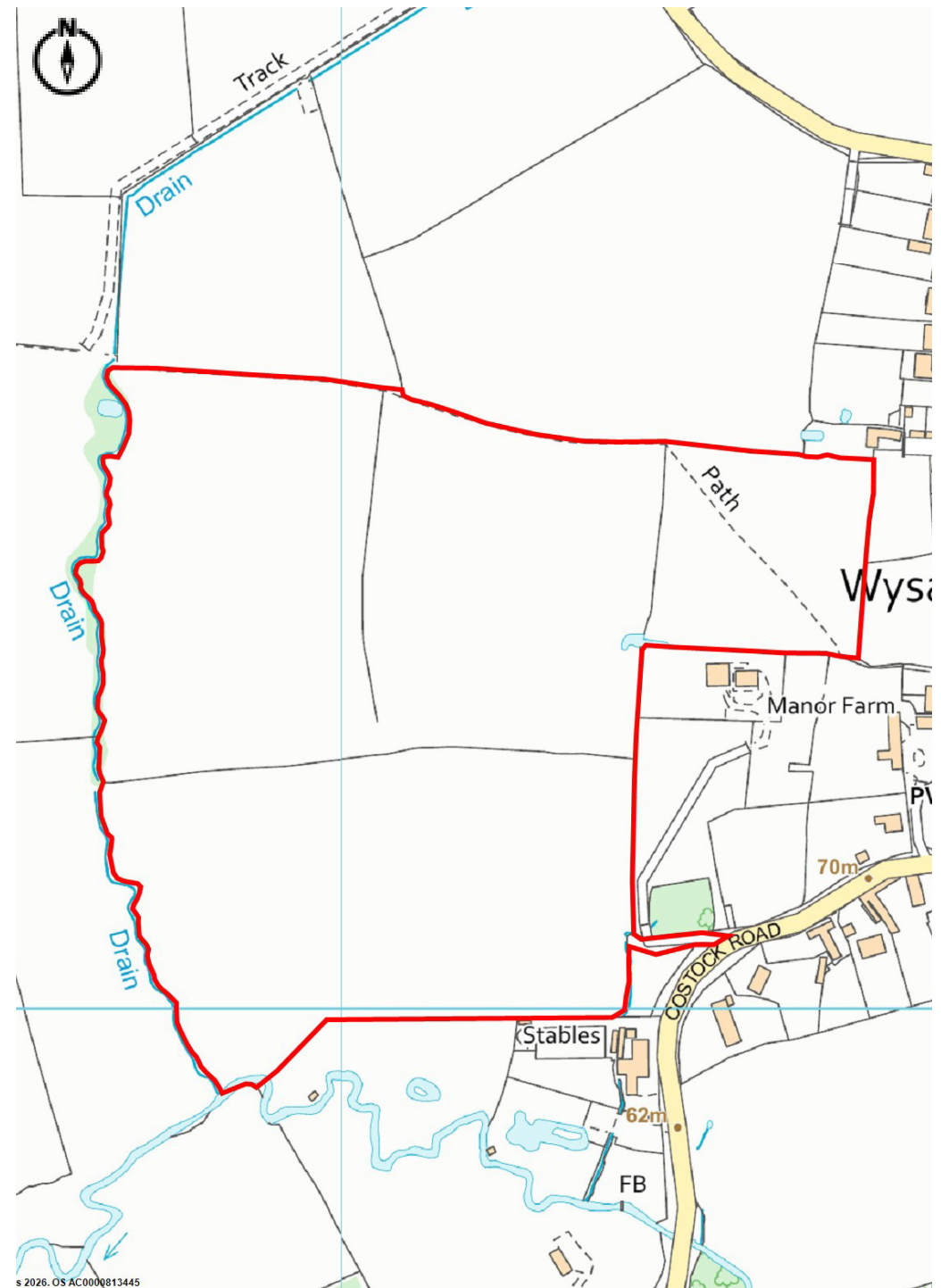
6. Please note a small area adjoining the Property boundary is subject to title regularisation. Further details are available from Shouler & Son.

Overage

The property will be sold subject to an overage on future any non-agricultural or equine development. The overage will also apply to the future use of the land for natural capital schemes that enable development elsewhere, such as Biodiversity Net Gain. The rate will be 30% for 30 years from the completion date. The grant of planning permission or a conservation covenant agreement/ planning agreement will be a trigger event for overage.

Services

There are no known services connected to the land.



Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

There is a public footpath running through the land. The public footpath traverses the northern & eastern aspects of the land and down to Manor Farm.

There is also a permissive right of way which was instated by one of the sellers, to create a looped walkway around the fields from the gated entrance.

The land is sold with two retained rights of access to neighbouring properties. These are accessed from the entrance on Costock Road.

Environmental Schemes

The land is currently in a legume fallow as per the Sustainable Farming Incentive scheme until December 2026.

Sporting, Timber and Mineral Rights

All sporting & timber rights are included as so far as known. The land is offered for sale excluding all mines, minerals and mineral rights, which are reserved.

Local Authority

Nottinghamshire County Council (County council) www.nottinghamshire.gov.uk

Rushcliffe Borough Council (District council) www.rushcliffe.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

What3Words Access Point

///clotting.questions.dwarf



County Chambers, Kings Road, Melton
Mowbray, Leicestershire LE13 1QF

Oli Arnold

o.arnold@shoulers.co.uk

07706 312229

Ben Shouler

b.shouler@shoulers.co.uk

01664 502950

www.shoulers.co.uk

*Comprehensive, professional advice for all
land and property matters. Serving the East
Midlands since 1846.*

**Shouler & Son for themselves and the vendors/lessors of
this property whose agents they are give notice that:-**

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

