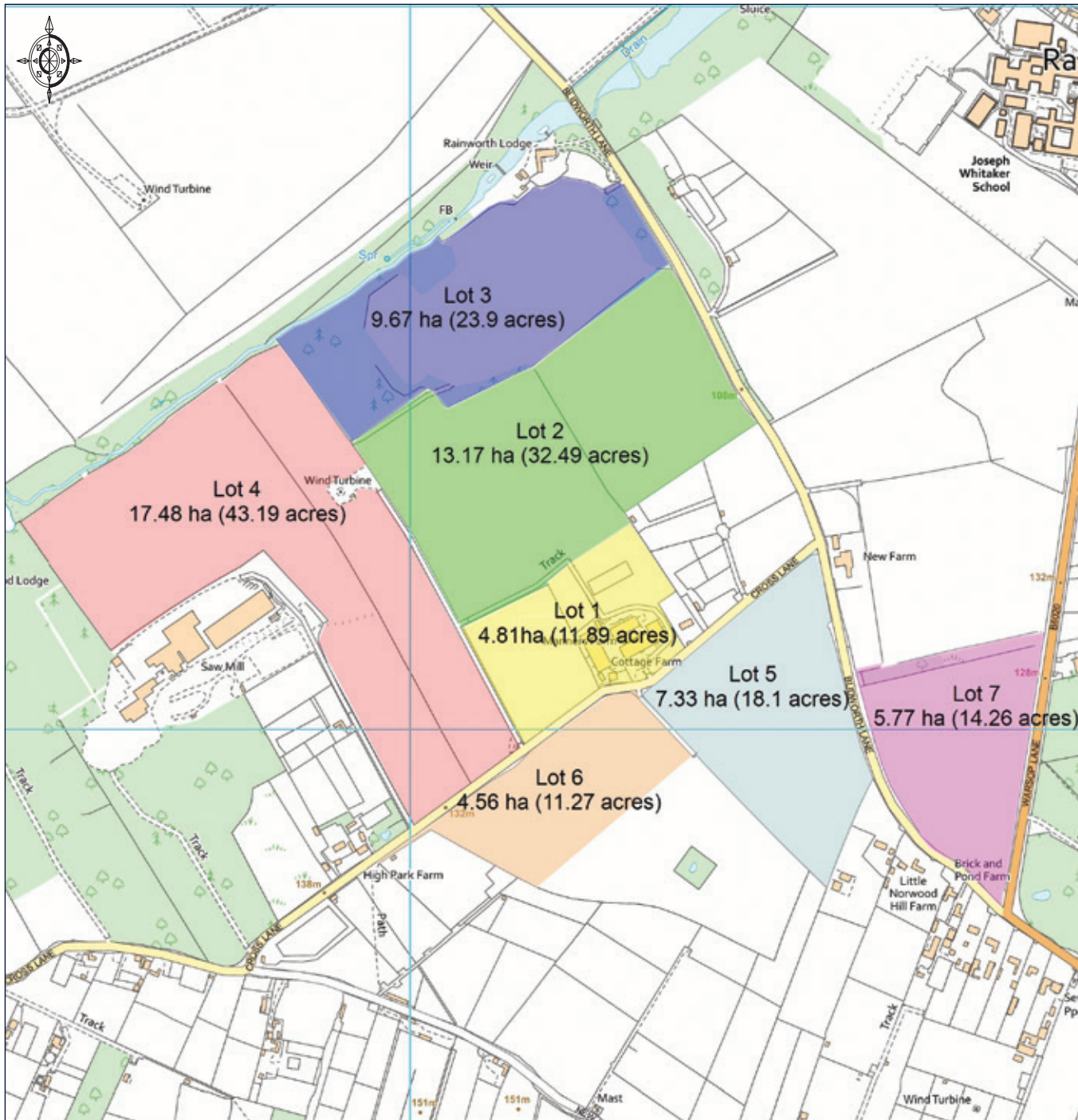




# COTTAGE FARM

CROSS LANE, BLIDWORTH, MANSFIELD, NOTTINGHAMSHIRE





# COTTAGE FARM, CROSS LANE, BLIDWORTH, MANSFIELD, NOTTINGHAMSHIRE, NG21 0LT

A residential farm which is located on the urban fringe to include a four-bedroom farmhouse, extensive ranges of agricultural buildings and versatile agricultural land extending to a total of 155.10 acres (62.79 hectares).

To be offered for sale as whole or in up to 7 Lots.

## LOCATION

Cottage Farm is situated on the urban fringe, 1 mile north of the village of Blidworth and 4 miles southeast of Mansfield town centre.

## DESCRIPTION

Cottage Farm comprises a detached four-bedroom farmhouse, ranges of agricultural buildings extending to circa 32,835 square feet (3050 square metres) and 151.37 acres (61.26 hectares) of Grade 3 agricultural land which is currently in a grass ley however has been in an arable rotation which included root crops. In all the property extends to 155.10 acres (62.79 hectares).

### Lot 1 – Farmhouse and Farmyard

A detached four-bedroom farmhouse which has recently been extended together with an extensive range of farm buildings laid out with in a farmyard extending to 3.73 acres (1.51 hectares), an outdoor riding arena and agricultural land extending to 8.15 acres (3.30 hectares). Lot 1 extends to 11.89 acres (4.81 hectares) in total.

Lot 1 is shaded yellow on the attached plan.



### The Farmhouse

The farmhouse is of a rendered brick construction under a grey slate roof and with accommodation extending to 1,753 square feet (162.87 square metres) comprising:

Kitchen, Living Room, Study, Hallway, Boot Room, Bathroom, Utility Room, Four Bedrooms, Bathroom and Landing.

The property has independent gated access off Cross Lane which leads to a paved driveway and detached garage and garden store. To the front and side of the farmhouse is a semi enclosed area of garden.

The property is connected to mains water and electricity. Drainage is to a septic tank. The property has an oil-fired central heating system.

The property has an EPC Rating of E.

### The Farm Buildings

Adjacent to the farmhouse lies an extensive range of agricultural buildings which comprise:

a) Old Cattle Yard 388.72 sq.m. (4,184 sq.ft.)

A concrete framed building with block infilled walls with the upper elevations and roof clad with asbestos cement sheets. The building has a concrete floor.

b) Cattle Yard 1,145 sq.m. (12,325 sq.ft.)

A concrete framed building with block infilled walls with the upper elevations part clad with timber Yorkshire board and part clad with asbestos cement sheets which also cover the roof. The building has a concrete floor and is fitted with steel framed sliding and hinged doors to the end and side.

c) Workshop 169.74 sq.m. (1,827 sq.ft.)

Attached to the north elevation of the Cattle Yard is a steel framed mono-pitched lean-to with block infilled walls and box profile steel sheet cladding under a cement fibre sheet roof. The building has a concrete floor and hinged steel framed doors.

d) Piggery 203.58 sq.m. (2,191 sq.ft.)

A former pig building of a steel framed construction with block and brick infill walls under a cement fibre sheet roof. The building has a concrete floor and steel framed hinged doors.

e) Farrowing House 589.01 sq.m. (6,340 sq.ft.)

A former pig building of a concrete framed construction with block infill walls under an asbestos cement sheet roof. The building has

a concrete floor and is internally divided with a block wall.

f) Indoor School 554.4 sq.m. (5,968 sq.ft.)

A former riding school of a steel framed construction with block infilled walls with timber Yorkshire boarding to the upper elevation under a cement fibre sheet roof. The building has a concrete floor with 200mm of sand on top to provide a school surface. Internally the building has been divided and has a block constructed tack room with steel door.

g) Outdoor Menage Approx 20m x 60m

A riding arena with an equestrian surface enclosed with a timber post and rail fence.

#### Land

Parcels of agricultural land extending to 8.15 acres (3.30 hectares), which currently in a grass ley which would make ideal grazing paddocks for an equestrian use.

### **AGRICULTURAL LAND**

According to Defra's Agricultural Land Classification Map, all of the land is classified as Grade 3.

The Soil Survey for England and Wales identifies the soils as belonging to the Cuckney Soil Association which are described as being well drained sandy soils and coarse loamy soils over sandstone.

The land has all previously been included within an arable rotation with carrots and parsnips grown on a number of fields.

### **Lot 2 – Agricultural Land**

Two parcels of grassland extending to 32.49 acres (13.15 hectares) with a gated access of Blidworth Lane.

The land is shaded green on the attached plan.

### **Lot 3 – The Deer Park**

An area of parkland and woodland extending in total to 23.9 acres (9.67 hectares) with a gated access of Blidworth Lane.

The land is shaded dark blue on the attached plan.

### **Lot 4 – Agricultural Land**

Two adjoining parcels of grassland extending to 43.19 acres (17.48 hectares) with access off Cross Lane.

The land is shaded pink on the attached plan.

Please note that the wind turbine and access road are excluded from the sale.



### **Lot 5 – Agricultural Land**

A single enclosure of agricultural land extending to 18.10 acres (7.33 hectares) with access off Cross Lane.

The land is shaded light blue on the attached plan.

### **Lot 6 – Agricultural Land**

A single enclosure of agricultural land extending to 11.27 acres (4.56 hectares) with access of Cross Lane.

The land is shaded buff on the attached plan.

### **Lot 7 – Agricultural Land**

A single enclosure of agricultural land extending to 14.26 acres (5.77 hectares) with frontage to both Warsop Lane and Blidworth Lane.

The land is shaded purple on the attached plan.

## **GENERAL REMARKS AND STIPULATIONS**

### **Tenure and Possession**

Freehold with vacant possession on completion.

### **Environmental Stewardship**

The land is not included within any Environmental Stewardship Schemes.

### **Outgoings**

Cottage Farmhouse is in Council Tax Band C.

### **Sporting Timber and Mineral Rights**

All sporting, timber and mineral rights are included in the sale insofar as they are owned by the seller.

### **Wayleaves, Easements, Covenants and Rights of Way**

The property is sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

### **VAT**

The land is not registered for VAT. However, if the sale of the property or any rights attached to it is deemed to be a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to the sale price.

### **Development Overage**

Lots 5 and 7 will be subject to a development overage agreement for any non-agricultural or equestrian development. Details will be made available on request.

### **Exchange and Completion**

The purchaser(s) will be expected to exchange contracts within 6 weeks of the purchaser's solicitors receiving a draft contract. Completion will be by agreement between parties.

### **Plans, Area and Schedules**

Plans attached to these sales particulars are based on the Ordnance Survey and are produced for identification purposes only.

### **Local Authority**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, Nottinghamshire, NG24 1BY.

### **Viewings, Enquiries and Further Information**

Viewings are strictly by appointment with the Joint Selling Agents. For further information please contact Luke Saywell – Gascoines 01623 792939 / 07741 557666 or Edward Tabner – Cheffins 01353 654922 / 07788 312467

As always, potential hazards exist on working farms and it is requested that all viewings are undertaken with care and regard to safety particularly with regard to areas in and around buildings.

### **Post Code and What 3 Words**

The postcode for Cross Farmhouse is NG21 OLT

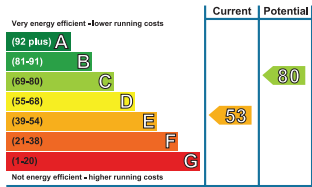
What3words: [coveted.watches.blogging](https://www.what3words.com/coveted.watches.blogging)

### **Anti Money Laundering Regulations**

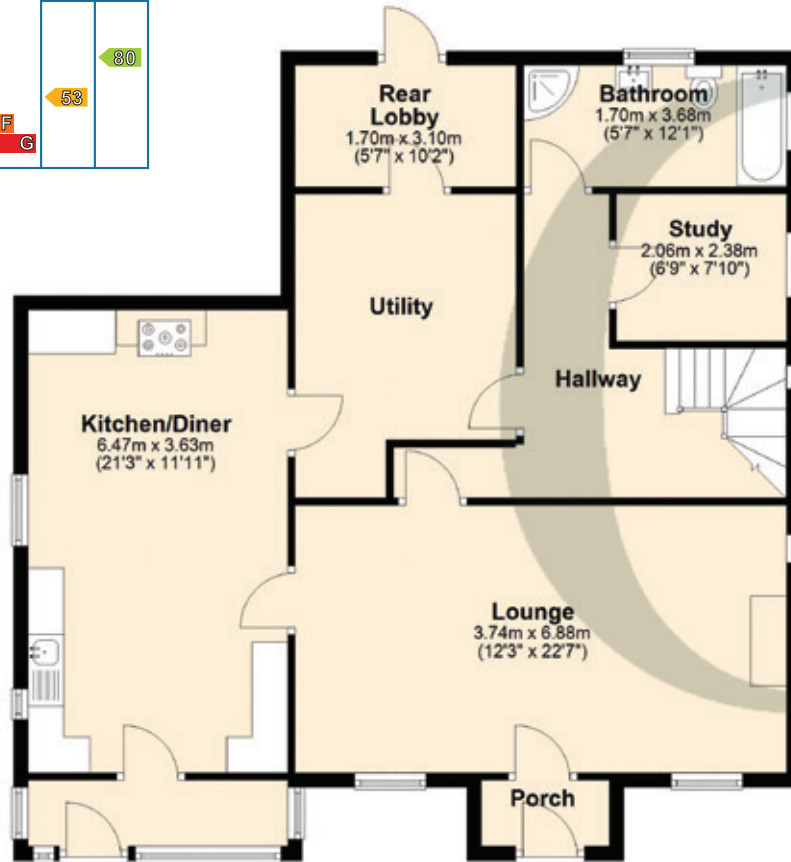
Buyers will be required to provide proof of identity and address to the Selling Agents following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.



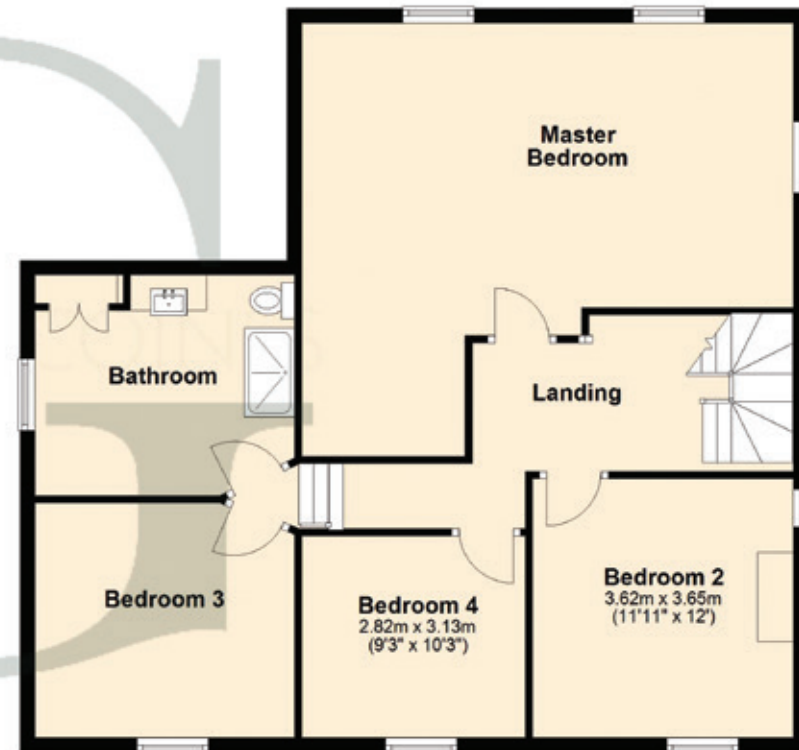
### Energy Efficiency Rating



### Ground Floor



### First Floor



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**Importance Notice** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cheffins in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Cheffins does not have any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).



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