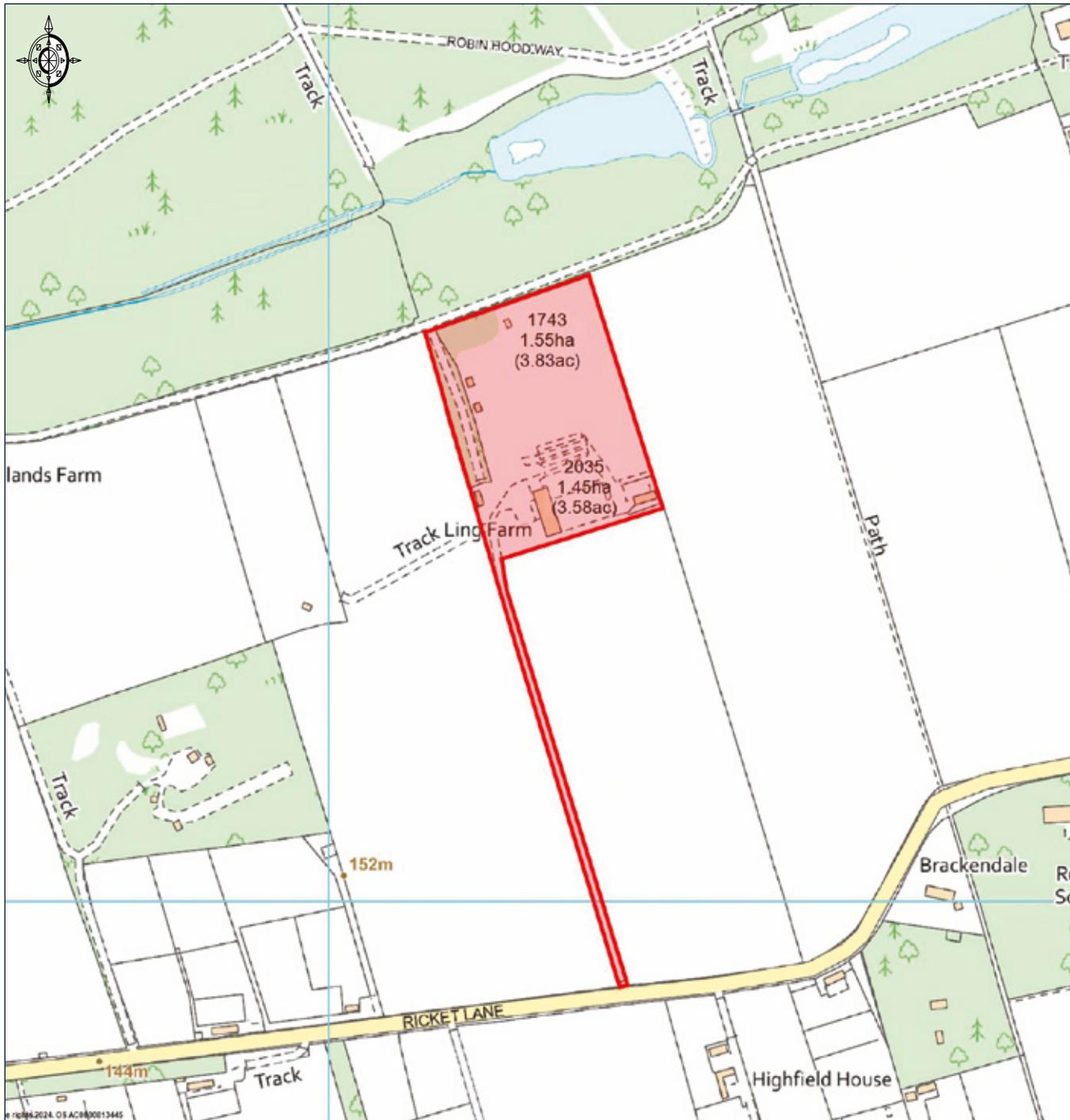




DEVELOPMENT OPPORTUNITY AT LING FARM

BLIDWORTH, MANSFIELD, NOTTINGHAMSHIRE





LING FARM, RICKET LANE, BLIDWORTH, MANSFIELD, NOTTINGHAMSHIRE, NG21 0NG

A RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR 6 DWELLINGS SET IN 7.41 ACRES OF LAND, WITHIN A RURAL SETTING YET CLOSE TO THE POPULAR VILLAGE OF RAVENSHEAD.

Location

Ling Farm is rurally situated approximately 450 yards north of Ricket Lane, Blidworth, approximately, 1 mile north of the popular village of Ravenshead and 5 miles south of Mansfield.

Description

A rurally situated residential development opportunity which currently comprises two modern agricultural buildings together with areas of farmyard and grassland extending in total to 7.41 acres (2.99 hectares).

The buildings onsite comprise:

- Dairy – 120' x 60' (36.57m x 18.28m) Steel portal frame construction with a pitched cement fibre roof and part enclosed with plastisol coated box profile steel sheets.
- Livestock Building – 60' x 20' (18.53m x 6.32m) Steel frame construction with a mono pitched roof with corrugated steel sheet roof and timber cladding.
- Stable Block – A timber framed and clad range of stables comprising 3 loose boxes and a tack room.

The property is accessed by way of a stone farm track running north from Ricket Lane.

Planning Permissions

Planning permission has been granted by Gedling Borough Council for the creation of 6 dwellings by way of the following planning permissions.

- Application Reference 2023/0100 – Conversion of two agricultural buildings to create 5 dwellings.



- Application Reference 2019/1099 – Confirmation of compliance with condition 1, commence of development of planning permission 2016/1034.

- Application Reference 2016/1034 – Replacement dwelling.

The proposed development will deliver the following properties:

Replacement Dwelling – 4 bedroom detached house

Conversion of Buildings –

- Dairy – 2 no. 2 bedroom terrace houses, 2 no. 4 bedroom terrace houses (Total GIA 6,844 sq.ft.).
- Livestock Building – 1 no 2-bedroom detached house (GIA 1,076sq.ft.)

Section 106 Agreement

A Section 106 Agreement has been drafted and awaits completion. Under the terms of the Section 106 Agreement an Open Spaces Off-Site Contribution is to be made in the sum of £12,209.25.

A copy of the draft Section 106 Agreement is available for inspection at the offices of the Joint Selling Agents on request.

Additional Land

Ling Farm forms part of a larger holding and a further 57.74 acres (23.36 hectares) of land will be offered for sale by separate negotiation.

Tenure

Freehold with vacant possession available on completion.

Sporting Timber and Mineral Rights

All sporting, timber and mineral rights are included in the sale of the freehold in so far as they are owned by the seller.

Wayleaves, Easements, Covenants and Rights of Way.

The property will be sold subject to all existing wayleaves, easements, covenants and rights of way.

The farm roadway will be included within the sale, subject to a right of way being granted for accessing land to the east and west of the roadway. Details will be made available on request.

VAT

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

Plans

The plans attached to these particulars are based upon the Ordnance Survey and are produced for identification purposes only.

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 the parties.

Local Authority

Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU.

Viewings / Enquiries and Further Information

Viewings are strictly by appointment with either of the Joint Selling Agents

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

Postcode

The nearest postcode for the property is NG21 0NG

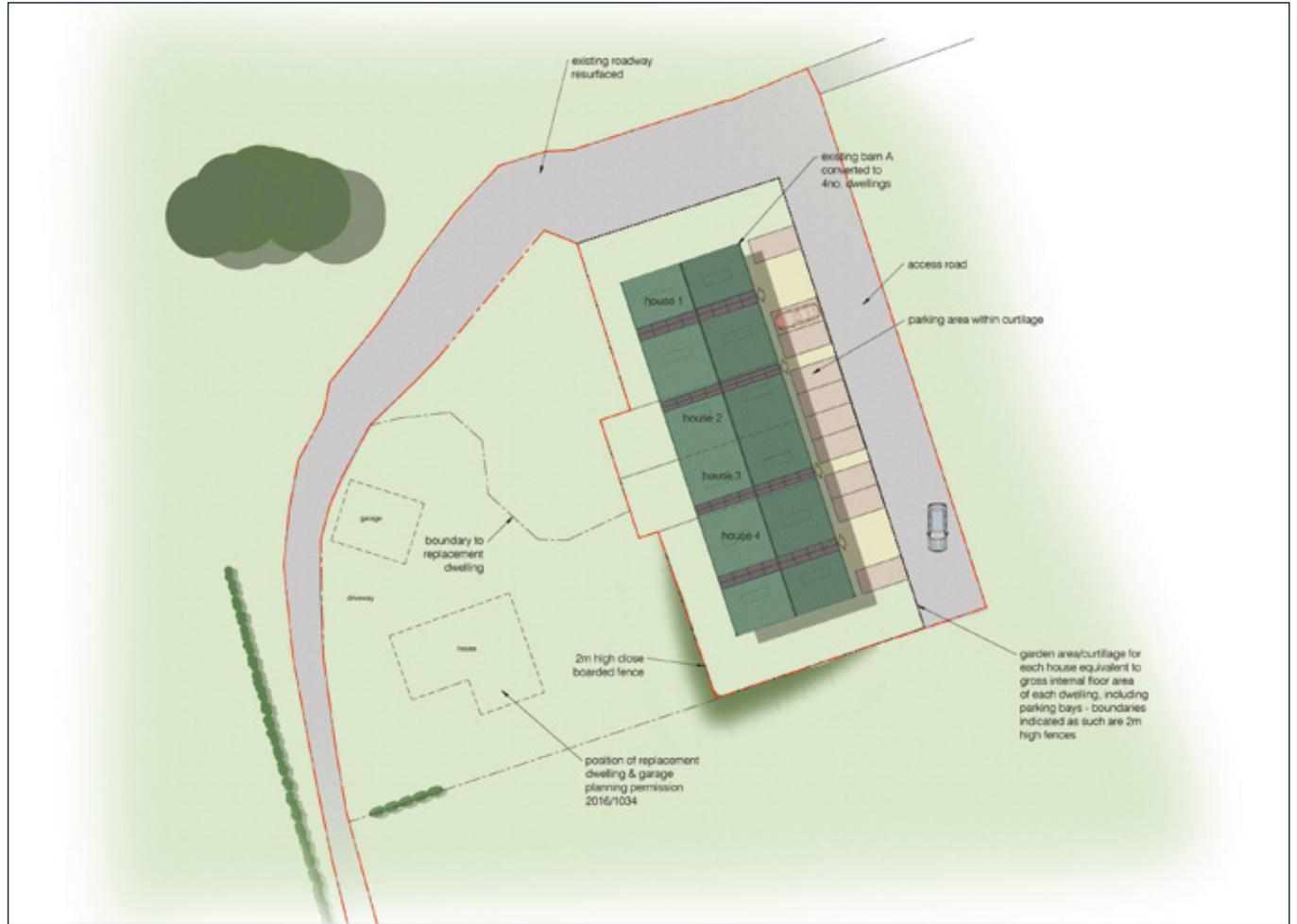
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Anti-Money Laundering Regulations

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.



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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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