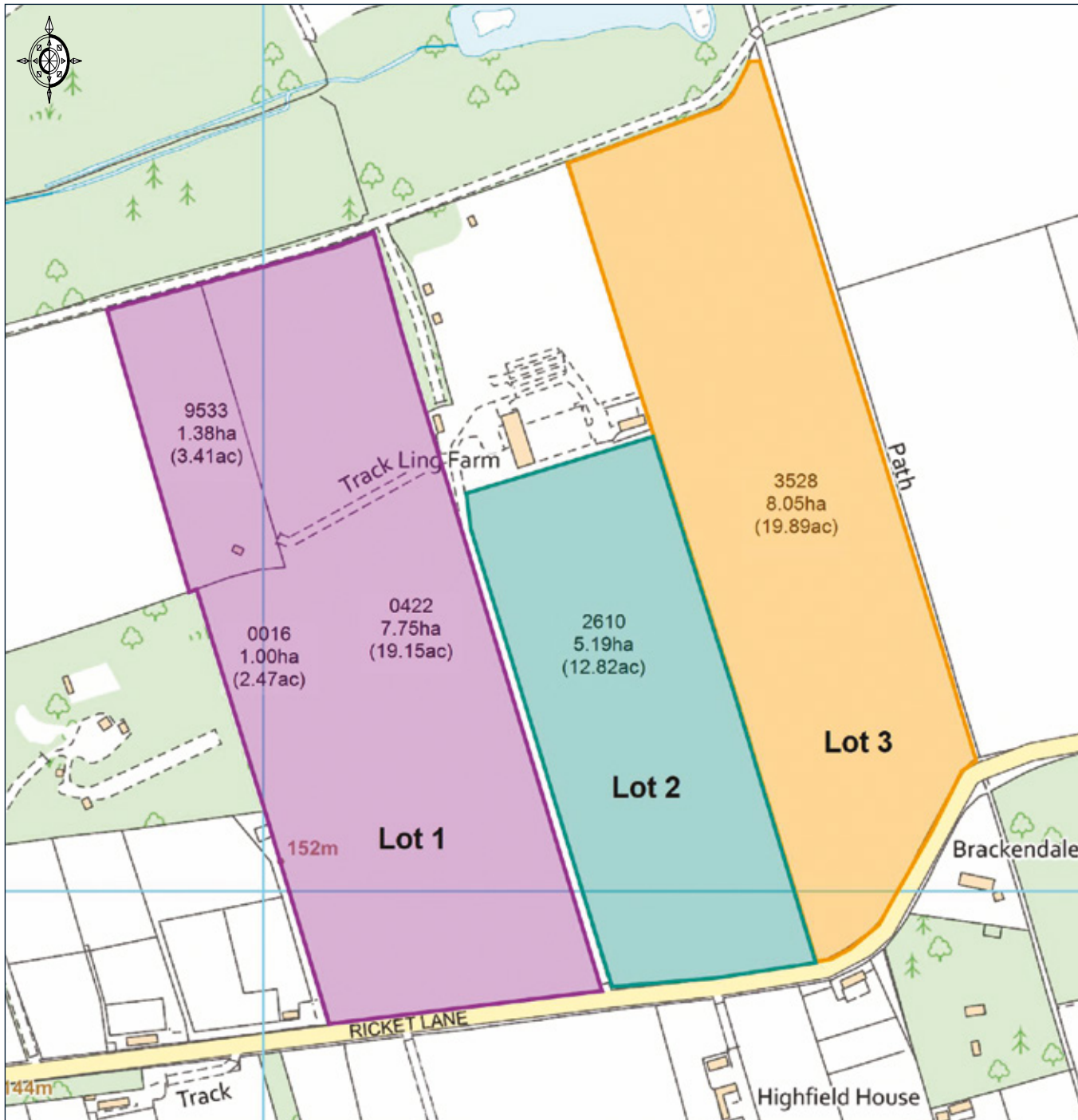




# LING FARM

BLIDWORTH, MANSFIELD, NOTTINGHAMSHIRE





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

**AGRICULTURAL LAND EXTENDING TO 57.74 ACRES (23.36 HECTARES) FOR SALE AS WHOLE OR IN THREE LOTS**

## Location

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

## Description

Three parcels of Grade 3 agricultural land extending in total to 57.74 acres (23.36 hectares).

The land is currently in a grass ley, however, it has previously been in arable cultivation with some fields cropped with carrots.

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

The land has a gentle north facing aspect and is generally bounded by thorn hedges. The land fronts Ricket Lane and is divided by the private roadway serving Ling Farm which is available 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 excluded from the sale, a right of way will be 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

Gascoines

T: 01632792939

M: 07741557666

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Cheffins

T: 01353 654922

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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.

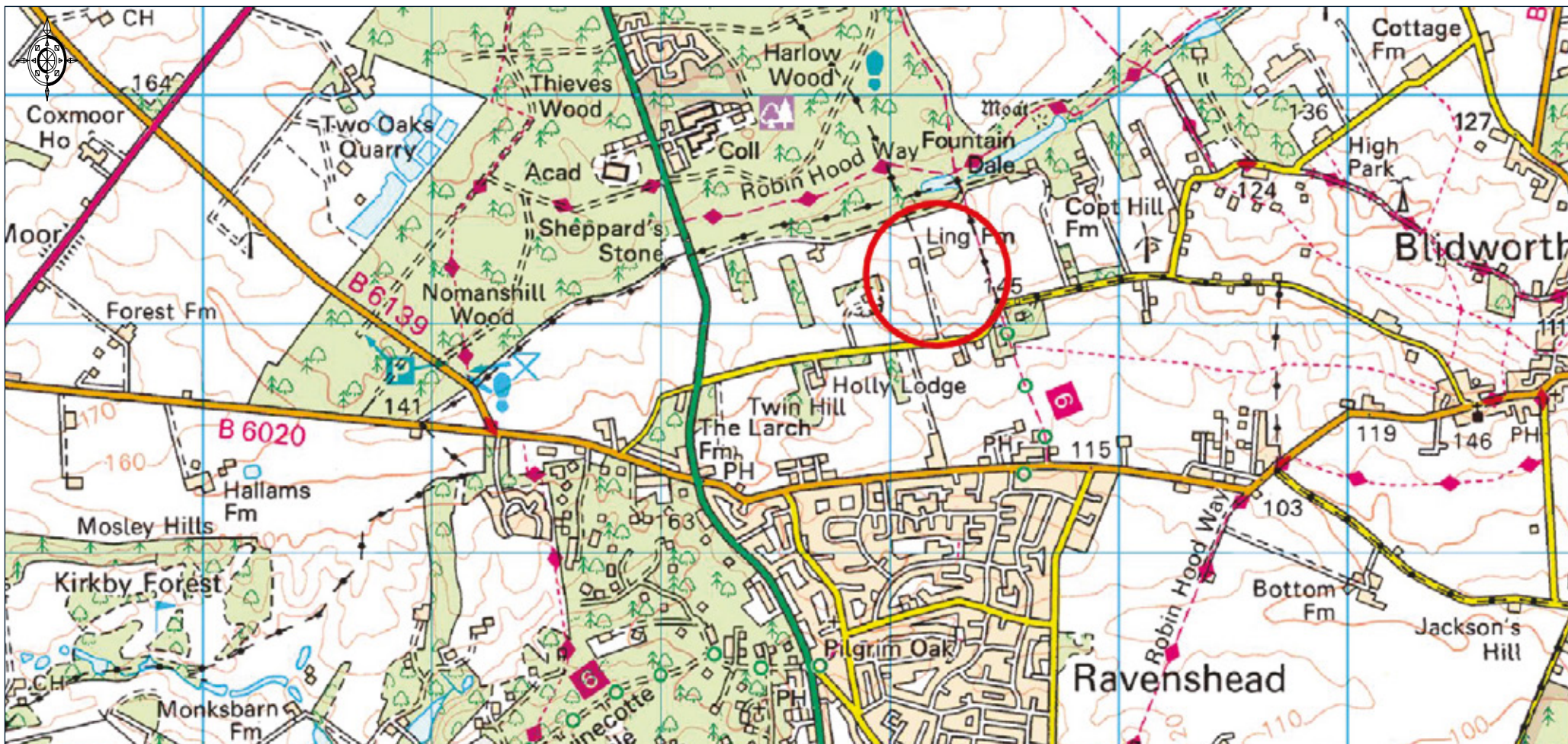
### **Postcode**

The nearest postcode for the property is NG21 0NG.

what3words: [coarser.darling.betraying](https://www.what3words.com/)

### **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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