



Land at Langar cum Barnstone, Nottinghamshire

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Land at Langar cum Barnstone, Nottinghamshire

A block of arable land in south east Nottinghamshire

Langar ¼ mile, Nottingham 9 miles, Melton Mowbray 10 miles, Grantham 12 miles

Grade 3 and 4 arable land

About 52.19 acres (21.12 hectares) in total

For sale as a whole or in two separate lots

Lot 1 – approximately 32.52 acres (13.16 hectares)
Lot 2 – approximately 19.67 acres (7.96 hectares)

Situation

The land is located between the villages of Langar and Barnstone in Nottinghamshire and can be accessed directly off Bingham Road to the east and Main Road to the south.

The Farmland

The land extends to approximately 52.19 acres (21.12 hectares) in total.

The soil is classified as Grade 3 and 4 by DEFRA and is of the Fladbury series, being described as loamy and clayey floodplain soils with naturally high groundwater suitable for some cereals and grassland.

The land contained within Lot 1 (shown edged red on the plan) is currently sown with a ryegrass and clover ley. The land contained within Lot 2 (shown edged blue on the plan) is currently sown with field beans. A cropping history is available from the vendor's agent upon request.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand subject to prior notification to the vendor's agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Tim Harris on 01664 786386. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

Method of Sale

The freehold land is offered for sale as a whole or in two separate lots by private treaty with vacant possession on completion.

Services

There are no services currently connected to the land.

Wayleaves, Easements and Rights of Way

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

Basic Payment

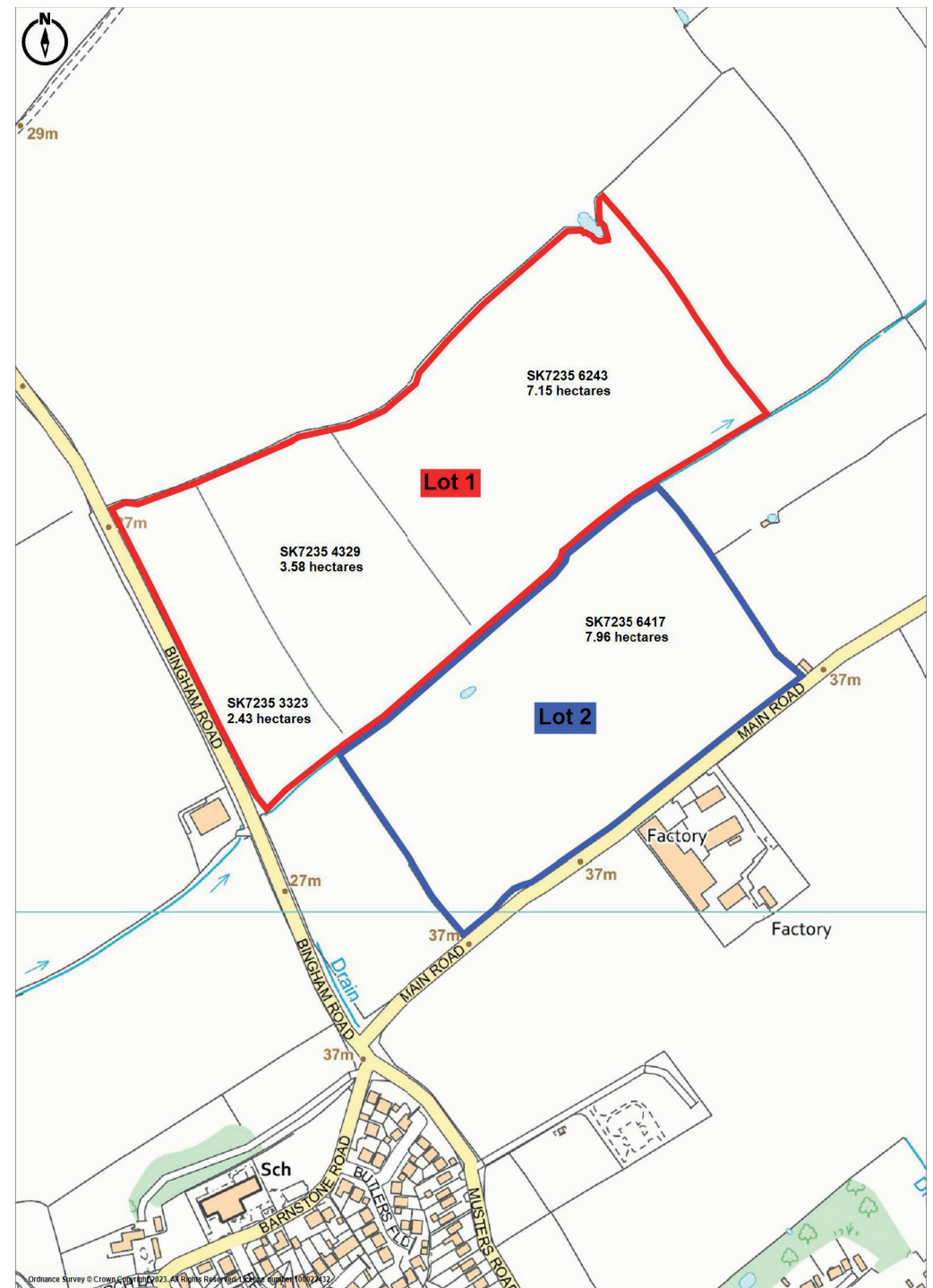
The land is registered with the Rural Payments Agency for the Basic Payment Scheme. Entitlements to the Basic Payment will end after the 2023 scheme year and are not included in the sale. A claim for the current scheme year has been submitted and the beneficiary shall retain the 2023 Basic Payment and any delinked payments in their entirety.

Environmental Schemes

The land is part of a mid-tier stewardship scheme which terminates on the 31st December 2026. The land has two non-rotational Countryside Stewardship options under the agreement, being BE3: Management of hedgerows and WT2: Buffering in-field ponds and ditches on arable land.

Designations

The land is in a Nitrate Vulnerable Zone (NVZ)



Holdover

Holdover rights are reserved for the clearance of the current year's crop.

Growing Crops and Cultivations

In addition to the purchase price the purchaser may be required to pay for any growing crops and cultivations carried out following the harvest of the 2023 crops at valuation: seeds fertilisers and sprays at cost, cultivations and other operations in accordance with CAAV rates. The valuation would be prepared by the vendor's agent, Shouler & Son of Melton Mowbray.

Early Entry

Early entry may be permitted on to fields that have been harvested at the purchaser's own risk following exchange of contracts.

Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned, Mineral rights are not included.



Agricultural Drainage Rates

Agricultural Drainage Rates are payable to the Trent Valley Internal Drainage Board annually on the land.

Local Authority

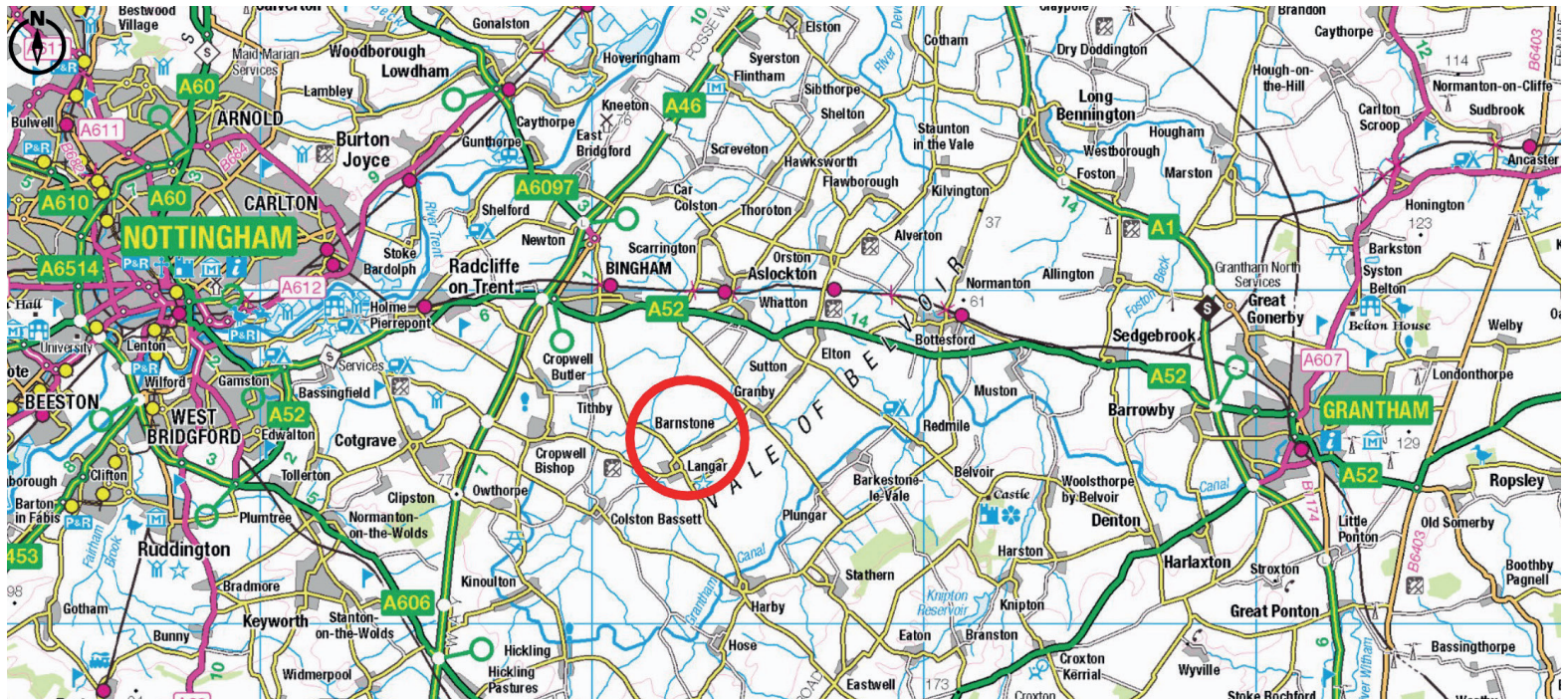
Nottinghamshire County Council (County council) www.nottinghamshire.gov.uk
Rushcliffe Borough Council (District council) www.rushcliffe.gov.uk

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.

Solicitors

Austin Moore & Partners LLP, 7 The Ropewalk, Nottingham NG1 5DU



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

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

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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.

