



LAND AT NORWELL

Newark, Nottinghamshire

21.12 hectares (52.19 acres) of Arable Land

BROWN & CO JH Walter

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For Sale by Formal Tender in two lots

Tender date 12 noon

DESCRIPTION

The land is offered for sale in two individual lots by formal tender. The land has been farmed in arable rotation for a number of years.

LOCATION

The farmland is located to the west of the village of Norwell, in the county of Nottinghamshire. The land is generally flat with a gentle gradient from north to south on Lot 2. The land is connected to the villages to the west of the A1.

TENURE

The land is being sold freehold, with vacant possession upon completion, and subject to any holdover, rights and easements as described in these particulars of sale.

TITLE

The land forms part of Land Registry Title NT519164. The mines and minerals on part of Lot 1 are reserved to the Church Commissioners for England under Title NT521790, these mines and minerals are excluded from the sale.

SERVICES

There are no services connected to the land.

DRAINAGE

We are not aware of any field drainage under the land.

There are drainage rates payable annually to Trent Valley Internal Drainage Board on part of Lot 2 only.

LOT 1 – 10.15 HECTARES (25.08 ACRES) OF ARABLE LAND

The fields are accessed through a gateway on the northern boundary, directly off Woodhouse Road. There is a field gateway in the south eastern corner of 0680 leading into 0857.

The land is currently cropped with maize, expected to be harvested in October/November 2023.

what3words: ///chop.backup.relies

Guide price: £225,000 (£8,971.29/acre)

LOT 2 – 10.97 HECTARES (27.11 ACRES) OF ARABLE LAND

The land is accessed off Woodhouse Road through a gateway in the south eastern corner of the field.

The land is currently in stubble following the harvest of the barley crop. The straw was chopped.

There will be a restrictive covenant on part of Lot 2. This will be to prohibit the construction of any access road or track which leads to the public highway over that area of land shown on the plan hatched green.

There will be a development clawback on Lot 2 for any non-agricultural or equestrian use. This clawback will not be triggered by the building of any agricultural access road or track. The clawback will be for a period of 30 years with 30% of the uplift in value from the non-agricultural use being payable to the Seller and their successors in title.

what3words: ///pampered.unloads.handfuls

Guide price: £300,000 (£11,066.03/acre)

SOILS

The land is classified as Grade 3 on the Provisional Agricultural Land Classification for the East Midlands Region.

The soils are shown as being of the Worcester Association which are described as slowly permeable non-calcareous reddish clayey soils over mudstone, shallow on steeper slopes. These soils are suited to permanent and short-term grassland and winter cereals.

METHOD OF SALE

The Property is for sale by contractually binding formal tender on the following terms:

1. All tenders must reach the office of Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Wednesday 29th November 2023. No late tenders will be considered.
2. Tenders should be submitted in writing in the prescribed form complete with the signed form of tender and contract and placed within a sealed envelope marked 'Land at Norwell FAO IHW/IC'.
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.
4. No tender will be considered, which is calculated only by reference to another tender.
5. Tenders must state whether their offer for Lot 1 is dependent on their offer for Lot 2 being accepted and vice versa.
6. The Seller does not undertake to accept the highest or indeed any tender.
7. The full name and address of both the Buyer and their solicitors should be provided with any tender.
8. Tenders are to include a Solicitor's letter to confirm that they have seen evidence that funds are available for the purchase and that the deposit monies will be transferred to them, once a bid has been accepted and then transferred to the Seller's Solicitor who will hold the deposit as stakeholder. A 20% deposit must be available on exchange.
9. The successful Buyer should be notified via a signed contract by the Seller, no later than 12 noon on Wednesday 6th December 2023, at which time the sale will be exchanged. Completion will take place on Wednesday 17th January 2024.
10. Tenders are invited for the individual lots using the Form of Tender available from the tender pack/data room or on request. A Buyer may wish to submit more than one tender.

Copies of supporting legal documentation referred to as the 'Tender Pack' are available in the data room. Access will be given on request from the Seller's Solicitor or Agent.

RESTRICTIVE COVENANTS

There will be a restrictive covenant on part of Lot 2 relating to the construction of an access road or track as described in these particulars.

DEVELOPMENT CLAWBACK

There will be a development clawback imposed on Lot 2 relating to any non-agricultural or equestrian use and for the avoidance of doubt this will not apply to construction of any access roads or tracks, as described in these particulars.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

SPORTING, MINERALS AND TIMBER RIGHTS

The mines and minerals are excluded from part of Lot 1, otherwise all other sporting, mineral and timber rights are included in the sale insofar as they are owned.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and the land has been claimed for the Basic Payment Scheme in the past. There will be no delinked payments available to the Buyer. The 2023 Basic Payment will be retained by the Seller.

The relevant land parcels will be transferred to the Buyer on completion or can be re-registered by the Buyer.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

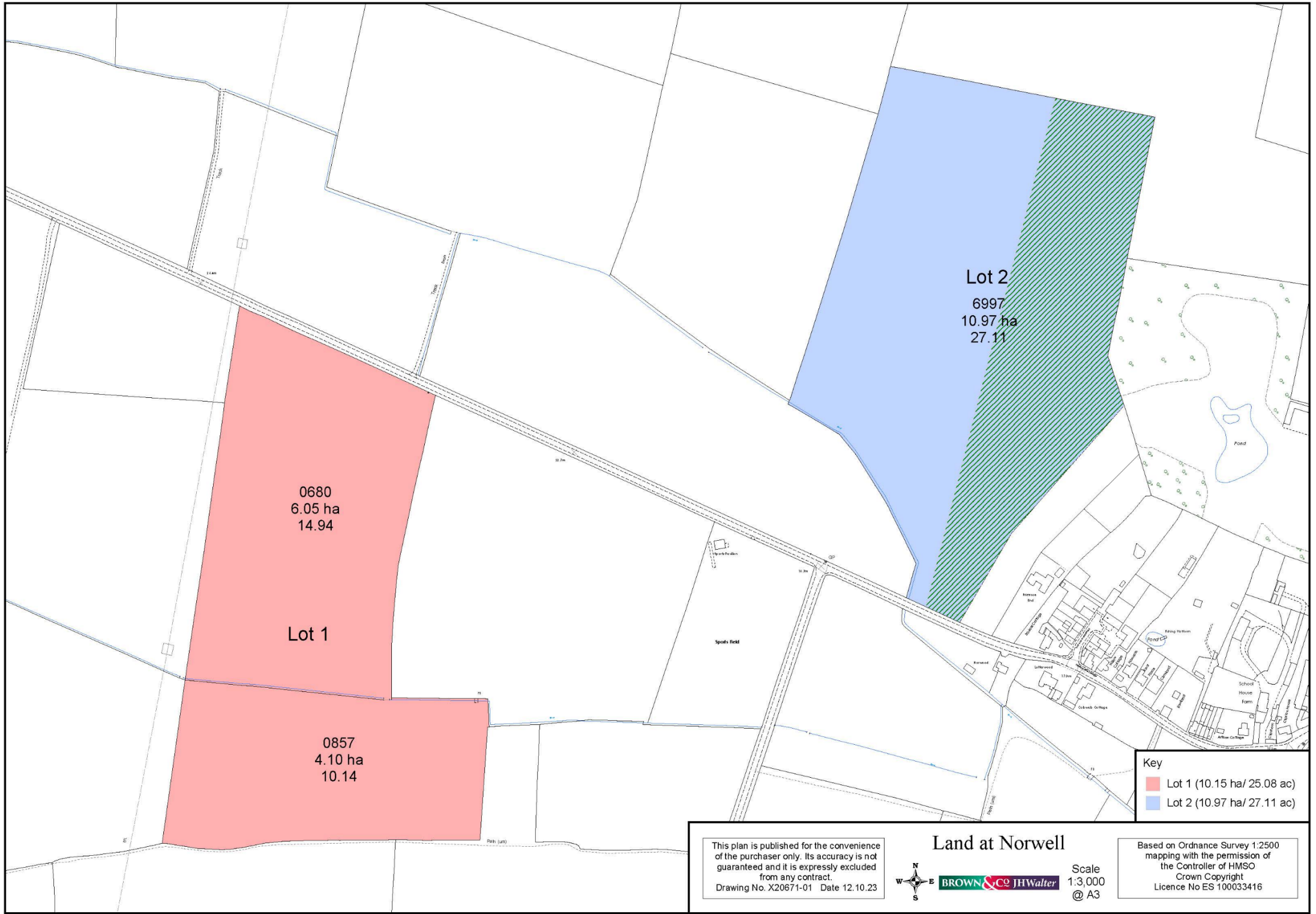
DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

SCHEDULE OF AREAS AND CROPPING

Lot	Parcel No.	Area (Hectares)	Area (Acres)	2023	2022	2021	2020	2019
1	0680	6.05	14.94	Maize	Winter Wheat	Beans	Spring Barley	Oilseed Rape
	0857	4.10	10.14	Maize	Winter Wheat	Beans	Spring Barley	Oilseed Rape
	Total	10.15	25.08					
2	0961	10.97	27.11	Spring Barley	Spring Wheat	Winter Wheat	Fallow	Oilseed Rape
	Total	10.97	27.11					





0680
6.05 ha
14.94

Lot 1

0857
4.10 ha
10.14

Lot 2
6997
10.97 ha
27.11

Key	
	Lot 1 (10.15 ha/ 25.08 ac)
	Lot 2 (10.97 ha/ 27.11 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. X20671-01 Date 12.10.23



Land at Norwell

BROWN & CO JH Walter

Scale
1:3,000
@ A3

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO
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VIEWINGS

The Property may be viewed at any time with a copy of these particulars to hand, subject to prior notification to the Seller's Agent. Viewing is at your own risk and neither the Seller's Agent nor Seller take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.

DIRECTIONS

From the village of Norwell head west on Woodhouse Road towards Kneesall. Lot 2 is located on the right just after the last houses leaving the village. Lot 1 is on the left after approximately 500m. Both lots are indicated with sale boards on the roadside.

HEALTH AND SAFETY

The land is part of a working farm and therefore Viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Seller's Agent are responsible for the safety of those viewing the property and accordingly those viewing the Property do so at their own risk.

LOCAL AUTHORITY

Newark & Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY | 01636 650000

SELLER'S AGENT

Brown&CoJHWalter, 5 Oakwood Road, Lincoln, LN6 3LH

Ian Walter

01522 504333 | 07919 694230 | Ian.Walter@brown-co.com

Isabel Chennells

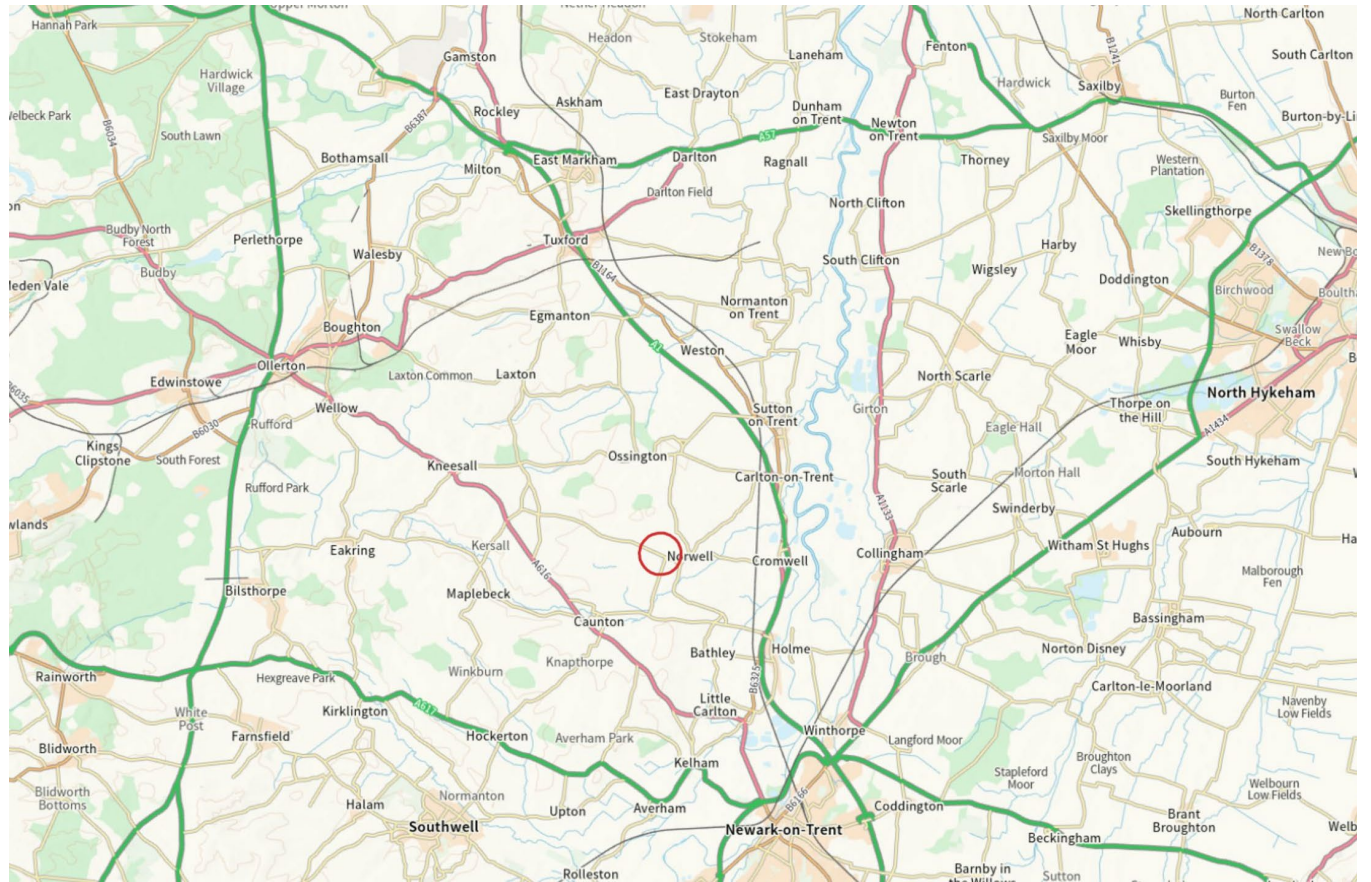
01522 457159 | 07827 552828 | Isabel.Chennells@brown-co.com

SELLER'S SOLICITOR

Roythornes Solicitors, Enterprise Way, Pinchbeck, Spalding, PE11 3YR

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