



# LAND AT NORWELL

Newark, Nottinghamshire

**10.15 hectares (25.08 acres) of Arable Land**

**BROWN & CO** JH Walter



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## Newark, Nottinghamshire

**10.15 hectares (25.08 acres) of Arable Land**

**For Sale by Private Treaty**

### DESCRIPTION

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)**

### LOCATION

The farmland is located to the west of the village of Norwell, in the county of Nottinghamshire. 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 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 or Internal Drainage Board rates payable in relation to the property.

### METHOD OF SALE

The Property is for sale by Private Treaty.

### 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.

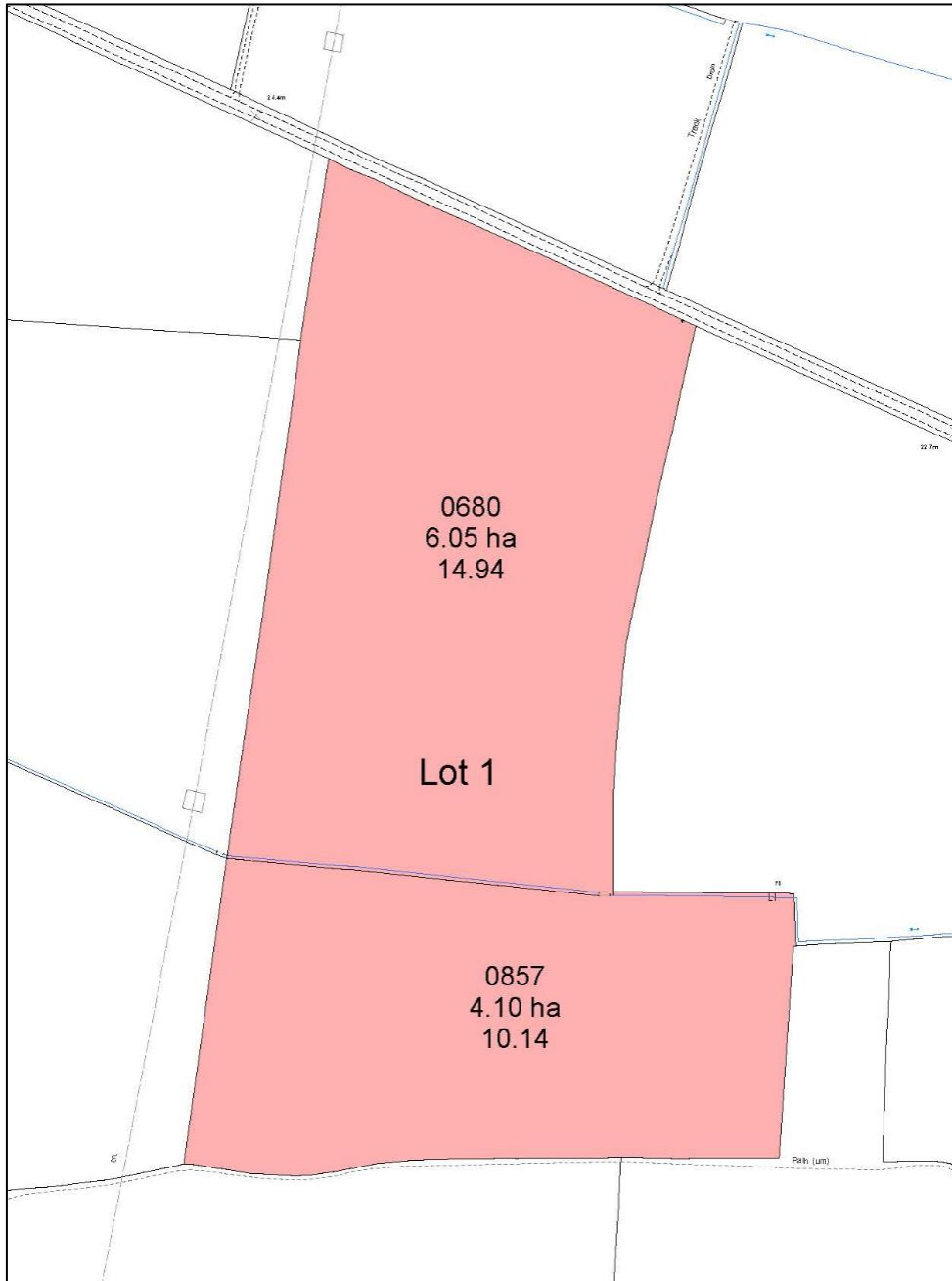
### BASIC PAYMENT SCHEME

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.

### SPORTING, MINERALS AND TIMBER RIGHTS

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





## SCHEDULE OF AREAS AND CROPPING

Parcel No.	Area (Hectares)	Area (Acres)	2023	2022	2021	2020	2019
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
<b>Total</b>	<b>10.15</b>	<b>25.08</b>					

## 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.

## 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.

## LOCAL AUTHORITY

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

## 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.

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



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Not to scale.

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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. The land is on the left after approximately 500m.

## SELLER'S AGENT

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

Ian Walter

01522 504333 | 07919 694230 | [Ian.Walter@brown-co.com](mailto:Ian.Walter@brown-co.com)

Isabel Chennells

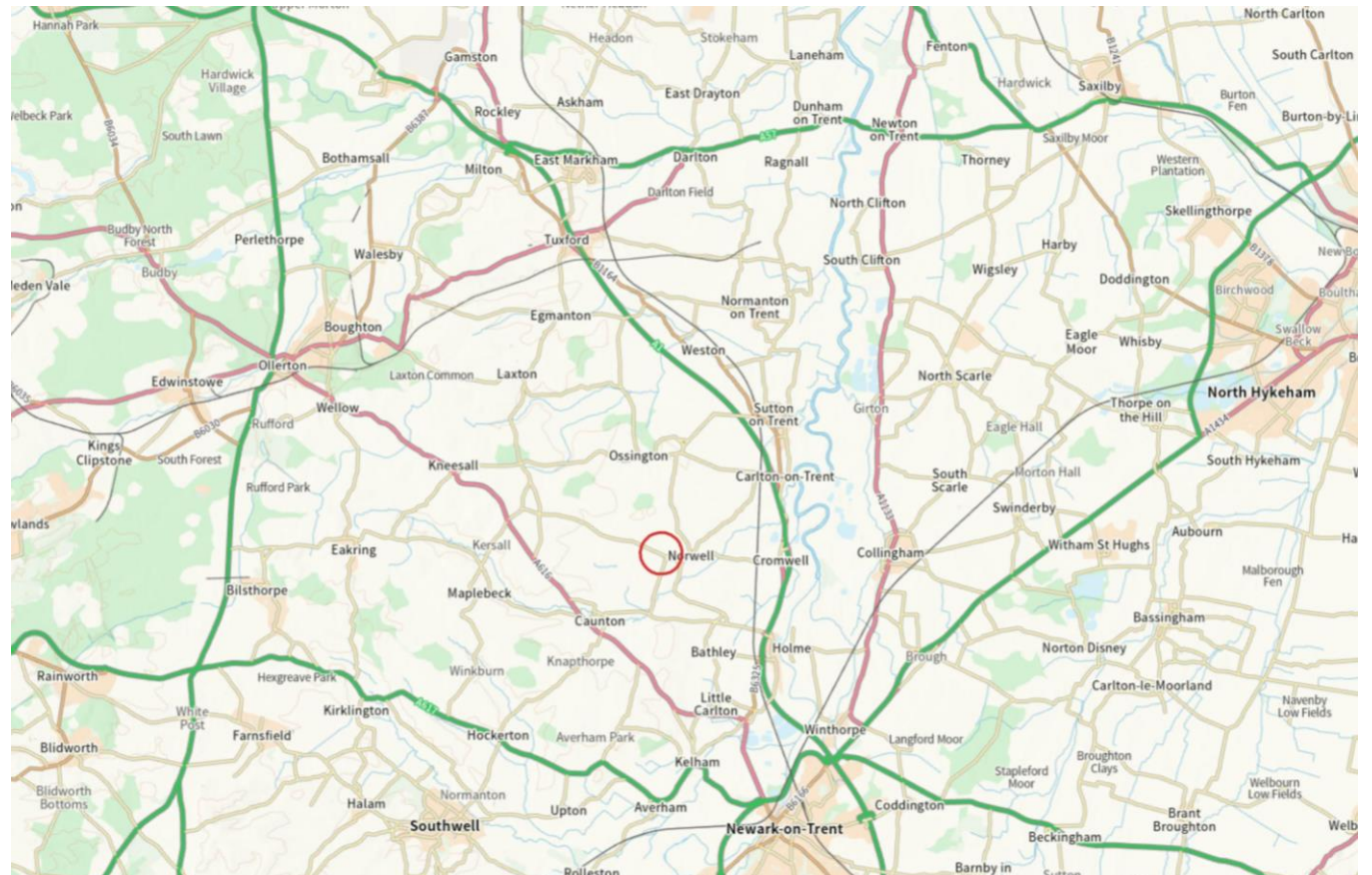
01522 457159 | 07827 552828 | [Isabel.Chennells@brown-co.com](mailto:Isabel.Chennells@brown-co.com)

## SELLER'S SOLICITOR

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

Matthew Hesketh

01775 842637 | [MatthewHesketh@Roythornes.co.uk](mailto:MatthewHesketh@Roythornes.co.uk)



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Not to scale.



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5 Oakwood Road, Lincoln, Lincolnshire, LN6 3LH

01522 457800 | [lincoln@brown-co.com](mailto:lincoln@brown-co.com)

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