



LAND AT SOUTH LEVERTON

Retford, Nottinghamshire

26.15 hectares (64.63 acres) of Arable Land

BROWN & CO JH Walter

LAND AT SOUTH LEVERTON

Retford, Nottinghamshire

26.15 hectares (64.63 acres) of Arable Land

Guide Price for the Whole £600,000

For Sale by Informal Tender

Tender date 12 noon Friday 14th June 2024

THE PROPERTY

The Property consists of a substantial block of productive bare arable land extending to approximately 64.63 acres (26.15 Hectares) located within the Parish of South Leverton, Retford.

The land has received ongoing interest from large scale solar developers for inclusion within new scheme developments.

The land is offered for sale as a whole by informal tender.

GUIDE PRICES

Whole	64.63 acres of land	£600,000
-------	---------------------	----------

LOCATION

The land is located within the Trent Valley of North Nottinghamshire. The land is located approximately 5 miles east from the town of Retford. The land parcels are located to the west of the village of South Leverton and to the south of Retford Road.

[What 3 Words Location - ///plastic.swatting.learning](http://plastic.swatting.learning)

DIRECTIONS

When travelling east from Retford on Leverton Road heading towards North Leverton turn right following signs for South Leverton onto Retford Road. The land benefits from direct access from the public highway known as Leverton/Retford Road.



64.63 ACRES OF LAND

GUIDE £600,000

An attractive block of productive land comprising two well sized square parcels of Grade 3 arable land located adjacent to Leverton/Retford Road. The land is shown hatched blue on the sale plan.

The land is also shown on the Soil Survey for England and Wales as being of the Worcester soil series. These soils are described as being slowly permeable reddish clayey soils over mudstone which is shallow on steeper slopes.

The two parcels are both enclosed by hedged boundaries and benefit from a gated entrance directly off the public highway known as Retford Road. Access can then be taken between the fields internally.

The straw stack located in parcel 4327 is not included within the sale.

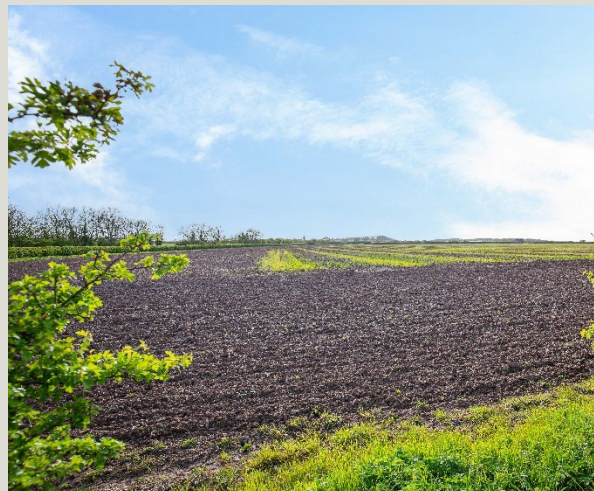
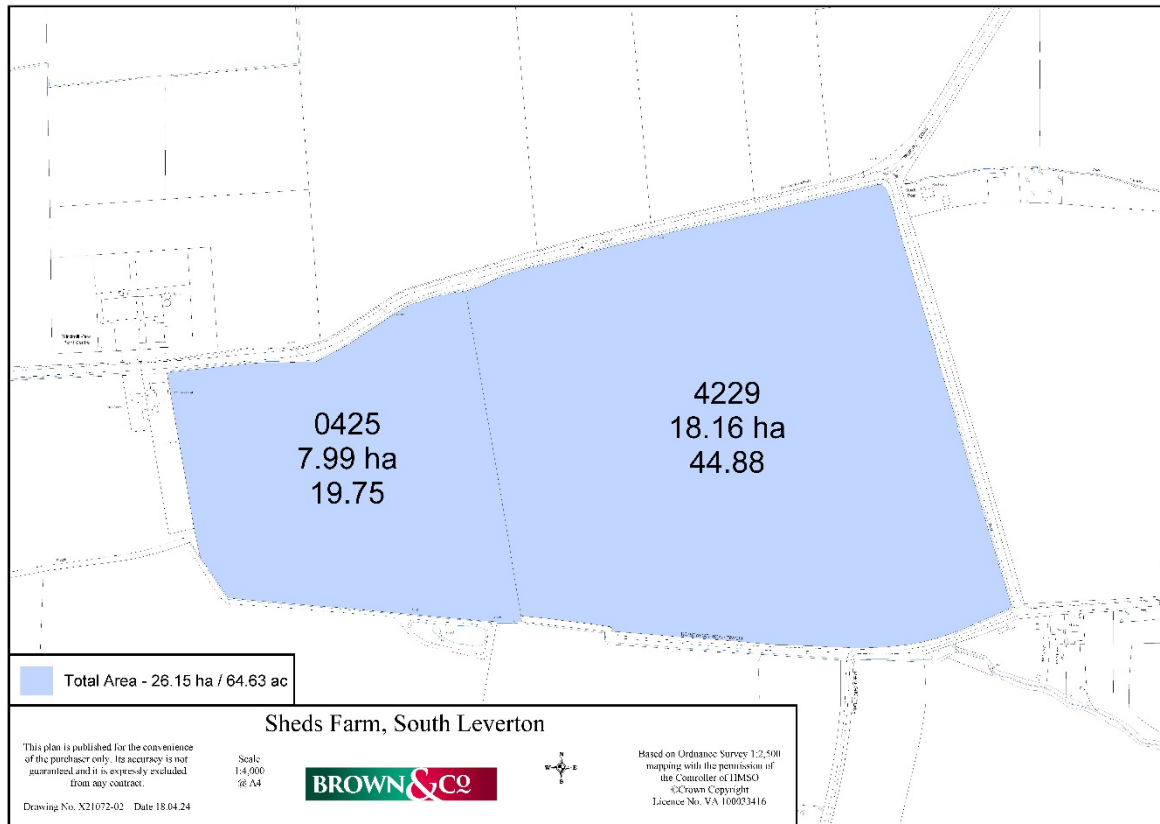
TENURE AND POSSESSION

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

VIEWING

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.



TITLE

The land, forms part of Land Registry Title NT363003.

The mines and minerals along with ancillary powers of working are excepted from Title NT363003.

OVERAGE

In the event that planning permission is granted within 25 years of the completion date for any purpose other than solely Agricultural, the Buyer and their successors in title will pay the Seller and their successor in title 30% of the increase in value of the land with the benefit of planning permission over its existing use value.

METHOD OF SALE

The land is offered for sale as a whole by informal tender.

1. All tenders must reach the office of Brown&CoJHWalter, 5 Oakwood Road, Lincoln, Lincolnshire, LN6 3LH by 12 noon on Friday 14th June 2024. No late tenders will be considered. Email tenders will be accepted.
2. Tenders should be submitted in the prescribed form. Copies of the form can be obtained from the Sellers Agent. Tender should be marked 'Land at South Leverton, FAO Kirsten Wright.'
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. The Seller does not undertake to accept the highest or indeed any tender.
6. Full name and address of both the prospective Purchaser and their Solicitors should be provided with any tender.
7. All tenders must include evidence of finance for the purchase and further particulars will be expected before an offer is accepted.

The Purchaser will be required to exchange contracts within 28 working days of receipt by the Purchaser's solicitor of a draft contract, with competition by arrangement. A 10% deposit will be payable upon the exchange of contracts.

ENVIRONMENTAL SCHEMES

The land parcels are subject to a Mid-Tier Environmental Scheme. However, the parcels will be removed from the Agreement and will therefore be free from any Scheme obligations.

INGOING

The Purchaser will be required to pay an additional sum for any cultivations and crops which have been established.

DRAINAGE

We have been made aware that half of land parcel 4229 is fully drained. Drainage plans are available on request.

SPORTING, MINERALS AND TIMBER RIGHTS

The mines and minerals are excepted together with ancillary powers of working. The sporting and timber rights are included in the sale insofar as they are owned.

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.

National Grid are reviewing the Property for possible inclusion within the Great Grid Upgrade North Humber to High Marnham Scheme.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and has been included in claims for the Basic Payment Scheme. However, no BPS Entitlements are included with the sale and the delinked payments will be retained by the Seller and are not included with the sale.

OUTGOINGS

We are not aware of any outgoings.

SERVICES

There are no services connected to the land.

SOIL HEALTH

The land has had poultry manure applied as organic fertilisers periodically every few years.

BOUNDARIES

The Purchaser 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.

HEALTH & 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.

SCHEDULE AND CROPPING

Field No.	Area		Past Cropping				
	Hectares	Acres	2024	2023	2022	2021	2020
0424 / 0425	7.99	19.75	Cultivated	Wheat	Beans	Barley	Barley
4327 / 4229	18.16	44.88	Cultivated	Wheat	Beans	Barley	Barley
Total	26.15	64.63					



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti Money Laundering Legislation, the Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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 Purchaser in addition to the Contract Price.

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

Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Notts, S80 2AH | 01909 533 533

SELLER'S AGENT

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

Kirsten Wright

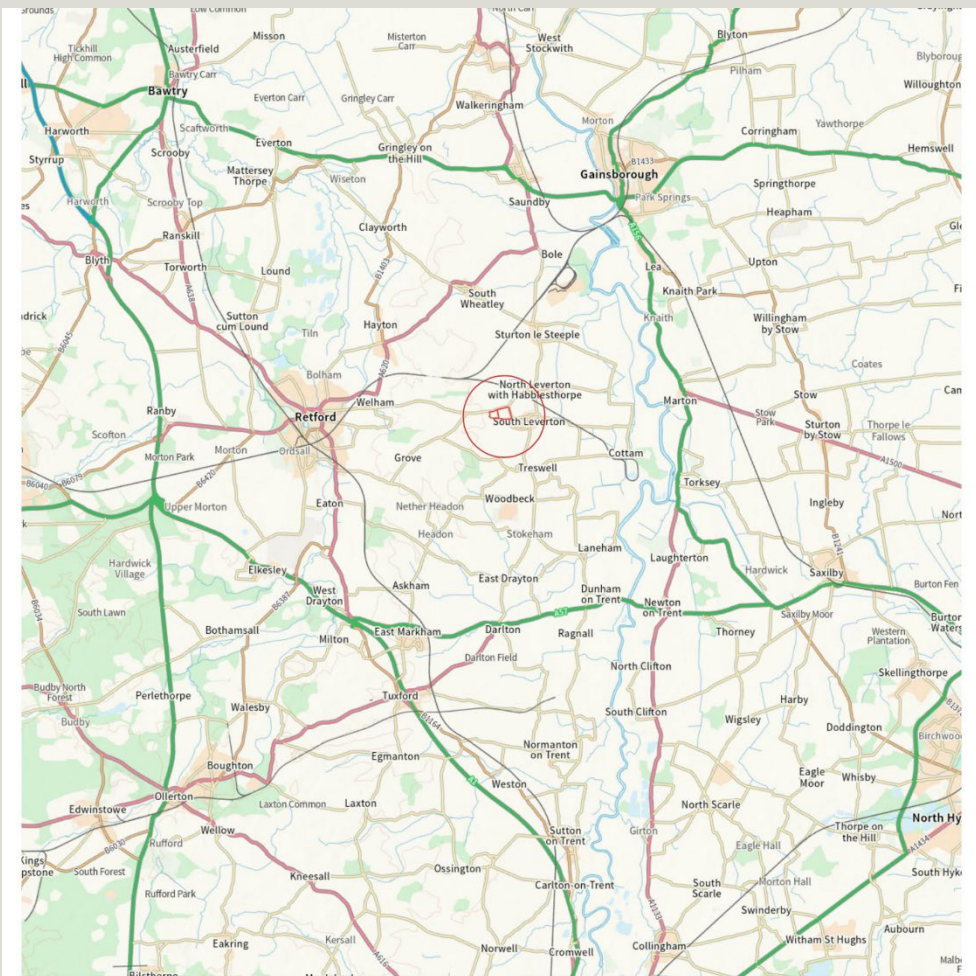
01522 457151 | 07775 031701 | Kirsten.Wright@brown-co.com

SELLER'S SOLICITOR

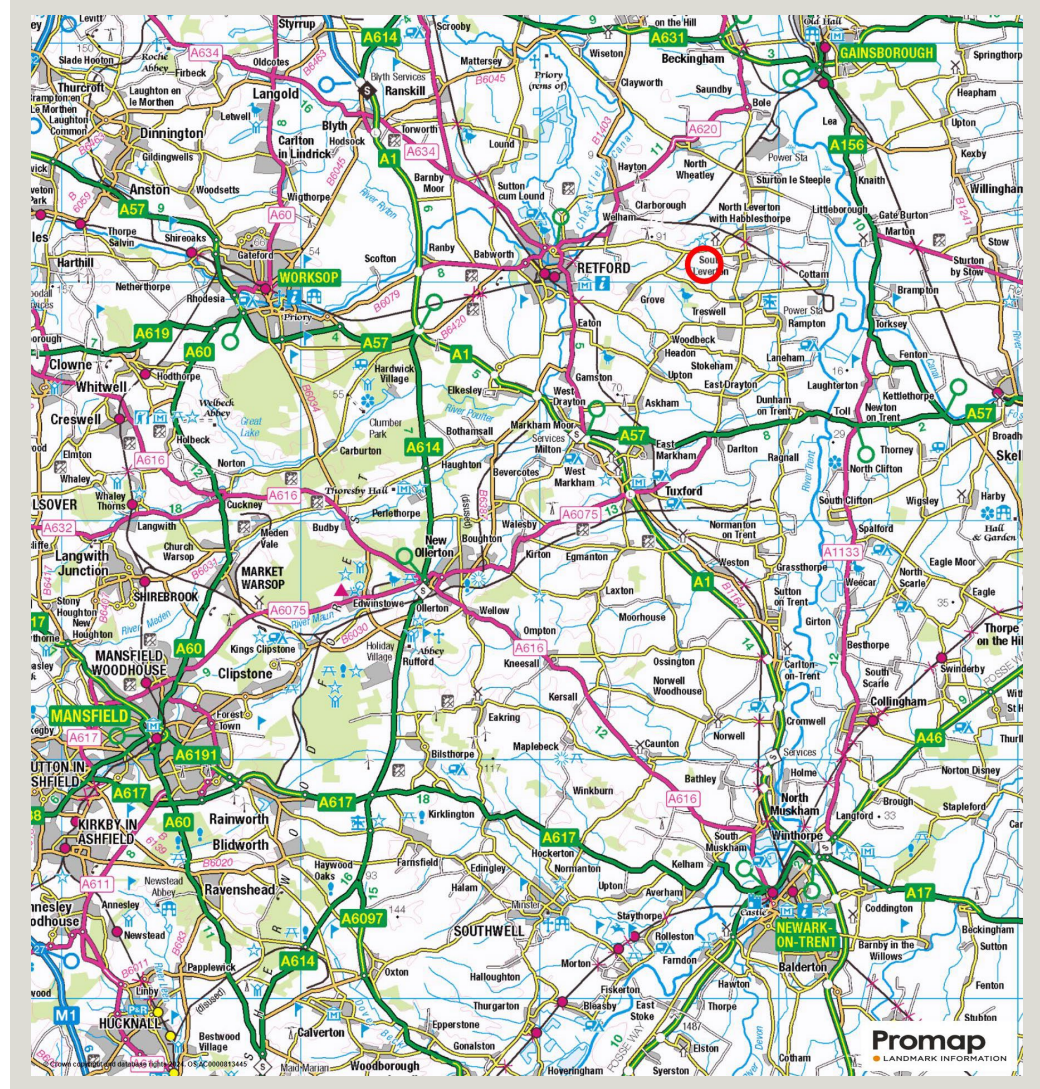
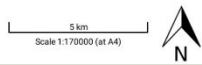
Jones & Co, 5 Churchgate, Cannon Square, Retford, Nottinghamshire, DN22 0HE

Anna Littlewood





Produced on Apr 24, 2024.
 © Crown copyright and database right 2024 (licence number 100059532)



Promap
 LANDMARK INFORMATION

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in April 2024 Photographs were taken in April 2024.

5 Oakwood Road, Lincoln, Lincolnshire, LN6 3LH
 01522 457800 | lincoln@brown-co.com

