



Around 1.04 Acres, Belton Fields, Belton, DN9 1PQ **Guide Price £12,500 (£900 + VAT Buyers Fee)**

Description

The property extends to 0.42 hectares (1.04 acres) of Grade 2 arable land. The land is identified as being part of the Brockhurst 2 soil series, described as being slowly permeable, seasonally waterlogged, reddish, fine, loamy over clayey soils. Some reddish, clayey, alluvial soils affected by groundwater. The land is capable of growing winter cereals and some short term grassland.

The land was last planted with a crop of fodder beet which was lifted in Autumn/Winter 2024 and is now offered with vacant possession upon completion. Past cropping can be available upon request.

The land bodes itself to being suitable for a range of uses such as agricultural, equestrian, market gardens etc. (subject to the relevant planning and legislation).

Directions

The land is located off Belton Field Road, Belton. The nearest postcode to the land is: DN9 1PQ

<http://what3words.com/decently.resolbed.shudders>

Outgoings

Drainage rates are payable to the Isle of Axholme & North Nottinghamshire Water Level Management Board. Detailed information is available on request.

Stewardship

There are no schemes affecting the land.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the help and benefit of all existing rights, including 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.

Sporting, Timber & Minerals

The sporting, timber rights and mineral rights, except as reserved by statute or the Crown and included in the freehold.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Selling Agents in advance Tel: 01522 504360.

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com

Solicitors

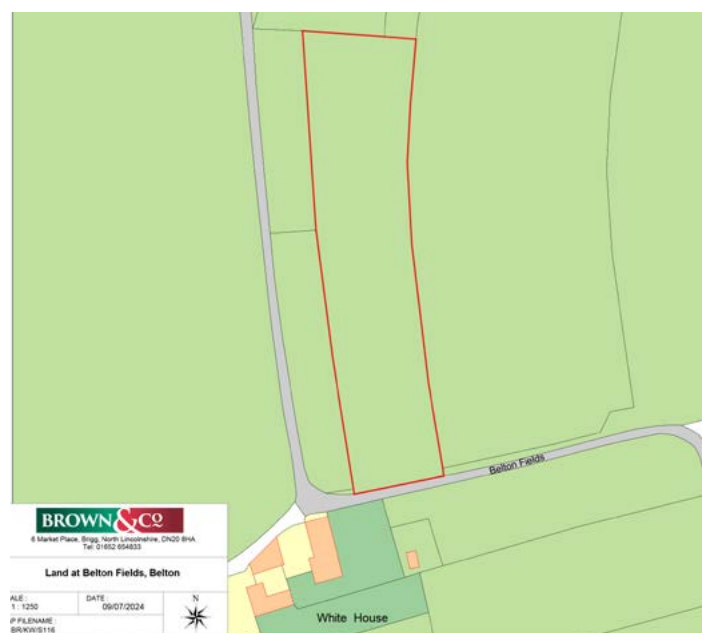
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Agent

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.