



Widmerpool Lane, Nottingham, NG12 5QE



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

An opportunity to purchase approximately 4.40 acres (1.68 ha) or thereabout. The land comprises an area of woodland with natural woodland regeneration throughout the site. The land borders directly onto Widmerpool Lane. The land is understood to have access off Widmerpool Lane.

LOCATION

The land is located on the west hand side of Widmerpool Lane to the south of Keyworth and North of Widmerpool.

An accurate location of the access gateway can be found using [What3Words:///smirks.chef.firelight](#)

GUIDE PRICE

The land is initially marketed for sale inviting offers over £75,000

METHOD OF SALE

The property is initially offered for sale via private treaty.

SERVICES

The agent is not aware of any services connected to the land.

TENURE

The land is to be sold Freehold with vacant possession upon completion.

LAND REGISTRY TITLE

The property is registered with the Land Registry. The Title Number: NT552335

ENVIRONMENTAL SCHEMES

The Agent is not aware that the land is subject to any environmental schemes.

WAYLEAVES / EASEMENTS / RIGHTS OF WAY

The land is sold with the benefit of all wayleaves and easements that may exist whether they are specifically mentioned in these particulars or not.

FLOOD ZONE

Part of the land is within flood zone 1 (low probability).

SPORTING / TIMBER / MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.





RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoing which the Purchaser will be liable for.

OVERAGE CLAUSE

The land will be sold subject to an uplift clause of 35% over 35 years of any whereby any 35% of the uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian) is payable to the vendor.

VAT

In the event that any part of the holding is subject to VAT, this will be payable by the Purchaser in addition to the Purchase Price.

LOCAL AUTHORITY

Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

VIEWINGS

You are able to view the land at any reasonable time during daylight hours ensuring you have prior registered your interest with the selling agent and have copy of the sale particulars in hand.

It would be advised appropriate footwear to be worn during viewings due to the nature of the property.

FURTHER INFORMATION

For further information, and to register your interest, please contact Peter Chennells BSc (Hons) MSc MRICS
Tel: 01509 243720
Email: peter.chennells@sheldonbosleyknight.co.uk

PLAN

The plan attached to these particulars has been provided for illustration purposes only. Ordnance Survey © Crown Copyright 2023. All Rights Reserved. Licence number 100022432

**Offers Over
£75,000**



Key Features

- 4.4 Acres
- Freehold with Vacant Possession
- Woodland
- Road Frontage



Tenure - Freehold

Council Tax Band - Exempt

Local Authority
Rushcliffe Borough Council



To view this property please contact our Andrew Granger & Co Rural Team on 01509 243720



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