



Land and buildings at Fosse Fields Farm, East Bridgford

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Land and buildings at Fosse Fields Farm, East Bridgford

A total of just over 85 acres of Grade 2 farmland with dilapidated farmhouse, agricultural buildings and yard.

For sale as a whole or in three separate lots by Formal Tender

Deadline 12 noon on Friday 17th May 2024

Guide Price for the whole £1,240,000

Lot 1 – approximately 58.56 acres (23.70 hectares) of arable land – Guide Price £560,000
Lot 2 – approximately 19.20 acres (7.77 hectares) of arable land – Guide Price £180,000
Lot 3 - dilapidated farmhouse, traditional agricultural buildings, yard and 7.36 acres (2.98 hectares) of rough grazing – Guide Price £500,000

Situation

The property is situated along Occupation Lane (an unmetalled track) approximately 1½ miles north east of East Bridgford, 8 miles south west of Newark-on-Trent and 9 miles north east of Nottingham.

The Farmland and Buildings

The land extends to approximately 85.13 acres (34.45 hectares) in total.

The soil is classified as Grade 2 by DEFRA and is of the Whimple 3 soil association, being described as reddish fine loamy or fine silty over clayey soils with slowly permeable subsoils and slight seasonal waterlogging that is reasonably flexible but more suited to autumn sown crops and grassland.

A cropping history is shown on the following page. The land contained within Lot 1 and Lot 2 is currently subject to a one year Farm Business Tenancy, which expires on the 30th September 2024.

The dilapidated farmhouse, agricultural buildings and yard are situated on the northern

side of Occupation Lane. These buildings are predominately constructed from brick under pantile roofs, with the later addition of a steel portal frame building. These buildings may be suitable for conversion and alternative use subject to any required planning or other consents.

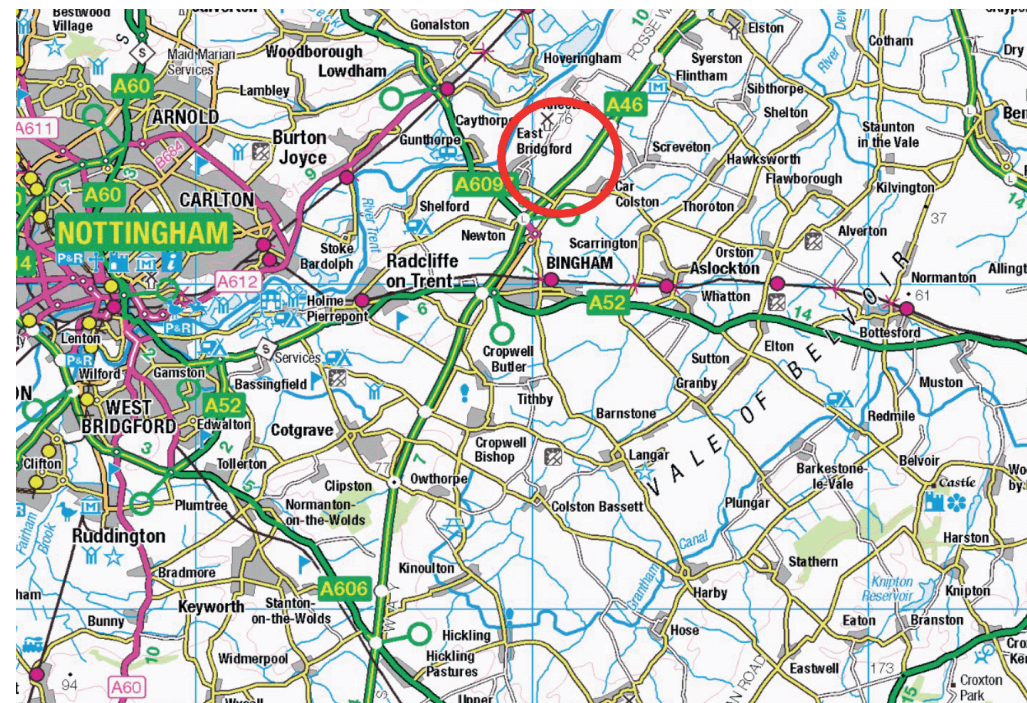
Viewings

The land and buildings may be viewed at any reasonable time with a copy of these particulars to hand subject to prior notification to the vendor's agent, Shouler & Son of Melton Mowbray. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

Method of Sale

The unregistered freehold land and buildings are offered for sale as a whole or in three separate lots by contractually binding formal tender on the following terms:

1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF no later than 12 noon on Friday 17th May 2024. No late tenders will be considered.
2. Tenders should be submitted in writing in the prescribed form complete with the signed tender form and contract and placed within a sealed envelope marked 'Land and buildings at Fosse Fields Farm FAO HEB/TH.'
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 vendor does not undertake to accept the highest or indeed any tender.
6. The full name and address of both the prospective purchaser and their solicitors should be provided with any tender.
7. 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 purchaser's solicitor who will hold the deposit as stakeholder. A 20% deposit must be available on exchange.

8. The successful purchaser should be notified via a signed contract from the vendor, no later than Friday 24th May 2024, at which time the sale will be exchanged.

9. Completion of Lot 3 (dilapidated farmhouse, traditional agricultural buildings, yard and 7.36 acres (2.98 hectares) of rough grazing) will take place on Friday 21st June 2024. Completion of Lot 1 (58.56 acres (23.70 hectares) of arable land) and Lot 2 (19.20 acres (7.77 hectares) of arable land) will take place on Tuesday 1st October 2024.

10. Tenders are invited for individual lots or any combination of lots using the Form of Tender available from the tender pack on request. A prospective purchaser may wish to submit more than one tender.

Copies of supporting legal documentation referred to as the 'Tender Pack' are available on request from the vendor's solicitor or agent.

Services

There are no known services currently connected to the land and buildings.

Wayleaves, Easements and Rights of Way

The land and buildings are sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A restricted byway runs along the length of Occupation Lane and a public footpath runs along the western boundary of National Grid field number 6982.

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The land has not been entered into any environmental land management schemes.

Designations

The land is in a Nitrate Vulnerable Zone (NVZ)

Holdover

Holdover rights are reserved for the clearance of the current year's crop.

Early Entry

Early entry may be permitted on to fields that have been harvested at the purchaser's own risk following exchange of contracts.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Nottinghamshire County Council (County council) www.nottinghamshire.gov.uk
Rushcliffe Borough Council (District council) www.rushcliffe.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety

The dilapidated farmhouse and agricultural buildings are in very poor condition. You should therefore be extremely vigilant and careful whilst on the holding and not enter any of the buildings under any circumstance for your own personal safety. Neither Shouler & Son nor the vendor are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Vendor's Solicitor

Rothera Bray LLP, 2 Kayes Walk, Stoney Street, The Lace Market, Nottingham NG1 1PZ

Antony Fyson

01159 737623 | a.fyson@rotherabray.co.uk

Vendor's Agent

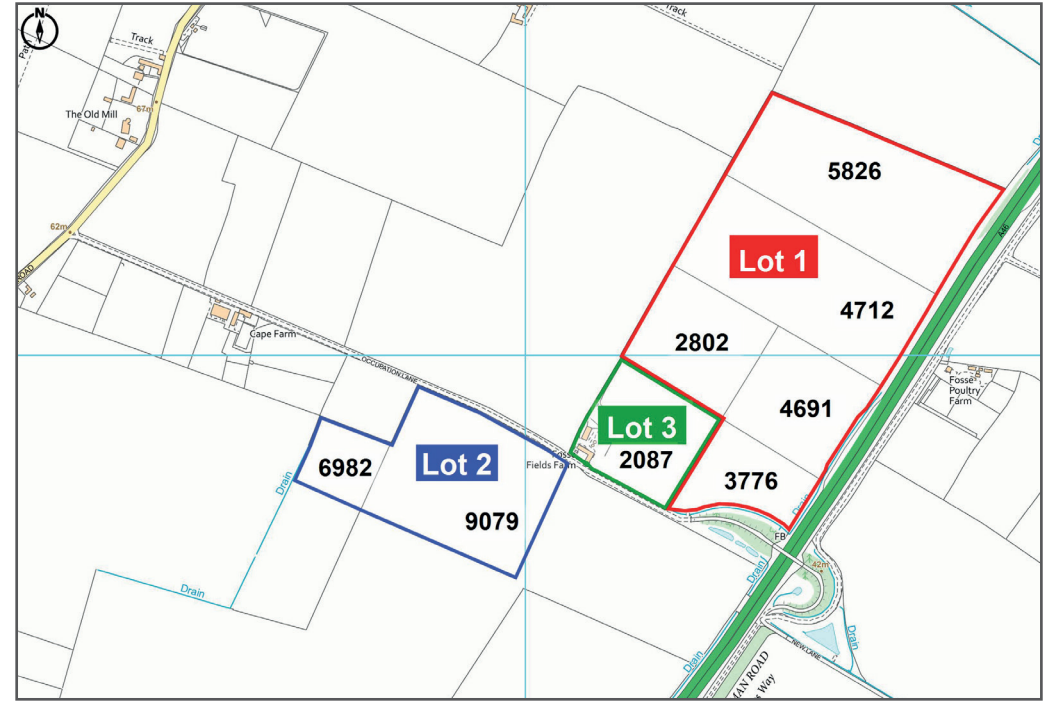
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Tim Harris

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Harry Baines

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Lot	OS Map sheet reference	National Grid field number	Total area (Ha)	Cropping 2021	Cropping 2022	Cropping 2023	Cropping 2024
1	SK7144	5826	7.41	Spring Beans	Spring Barley	Spring Barley	Spring Barley
1	SK7144	4712	6.97	Winter Wheat	Sugar Beet	Spring Barley	Spring Barley
1	SK7144	2802	3.50	Winter Wheat	Sugar Beet	Spring Barley	Spring Barley
1	SK7143	4691	3.48	Spring Beans	Spring Barley	Spring Barley	Spring Barley
1	SK7143	3776	2.34	Winter Wheat	Sugar Beet	Spring Barley	Spring Barley
2	SK7043	9079	6.30	Winter Wheat	Sugar Beet	Spring Barley	Spring Barley
2	SK7043	6982	1.47	Winter Wheat	Sugar Beet	Spring Barley	Spring Barley
3	SK743	2087	2.98	Permanent Grass	Permanent Grass	Permanent Grass	Permanent Grass
			34.45				

County Chambers, Kings Road, Melton
Mowbray, Leicestershire LE13 1Q

Telephone 01664 560181

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**Shouler & Son for themselves and the vendors/lessors of
this property whose agents they are give notice that:-**

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

