



Land at Roses Farm, Colston Bassett, Nottinghamshire NG12 3FL

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A block of productive arable land situated on Hose Lane, just outside the village of Colston Bassett, Nottinghamshire totalling 118.97 acres (48.15 ha) or thereabouts.

For sale as a whole or in 2 lots by
Private Treaty

Introduction

An opportunity to purchase 118.97 acres (48.15 ha) of good quality productive arable farmland either as a whole or in 2 lots, breakdown as follows:-

Lot 1
94.91 acres (38.41 ha) or thereabouts

Lot 2
24.06 acres (9.74 ha) or thereabouts

Guide Price

Lot 1 £925,000

Lot 2 £250,000

Guide price for the whole £1,175,000

Location

The land at Roses Farm is located approximately 1.5 miles south east of Colston Bassett, 2.5 miles west of Harby on the Nottinghamshire/Leicestershire boarder. Nearest Postcode – NG12 3FL

What3words -

Lot 1 clashes.argue.facelift

Lot 2 slaney.wiring.deprives



Farm Land

Lot 1 consists of 10 parcels of farmland currently used for arable production with 2 fields benefiting from roadside access, Lot 2 consists of 3 parcels of farmland currently used for arable production with 2 fields benefiting from roadside frontage.

Under the Ministry of Agriculture Land Classification Sheet, the land is shown as Grade 3 Agricultural land. The soil survey of England and Wales identifies the land as being lime-rich loamy and clayey soils with impeded drainage. The land is suited to autumn sown crops and grass leys.

Access

The land can be accessed via the field entrances situated off Hose Lane. Please use what3words for gate entrance. For Sale boards will be erected to identify each Lot.

Method of Sale

The land is being offered for sale by Private Treaty as a whole, or in 2 Lots. The vendors reserve the right to conclude the sale by an alternative method, at their discretion.

Tenure

The land is being sold freehold with vacant possession.

Holdover

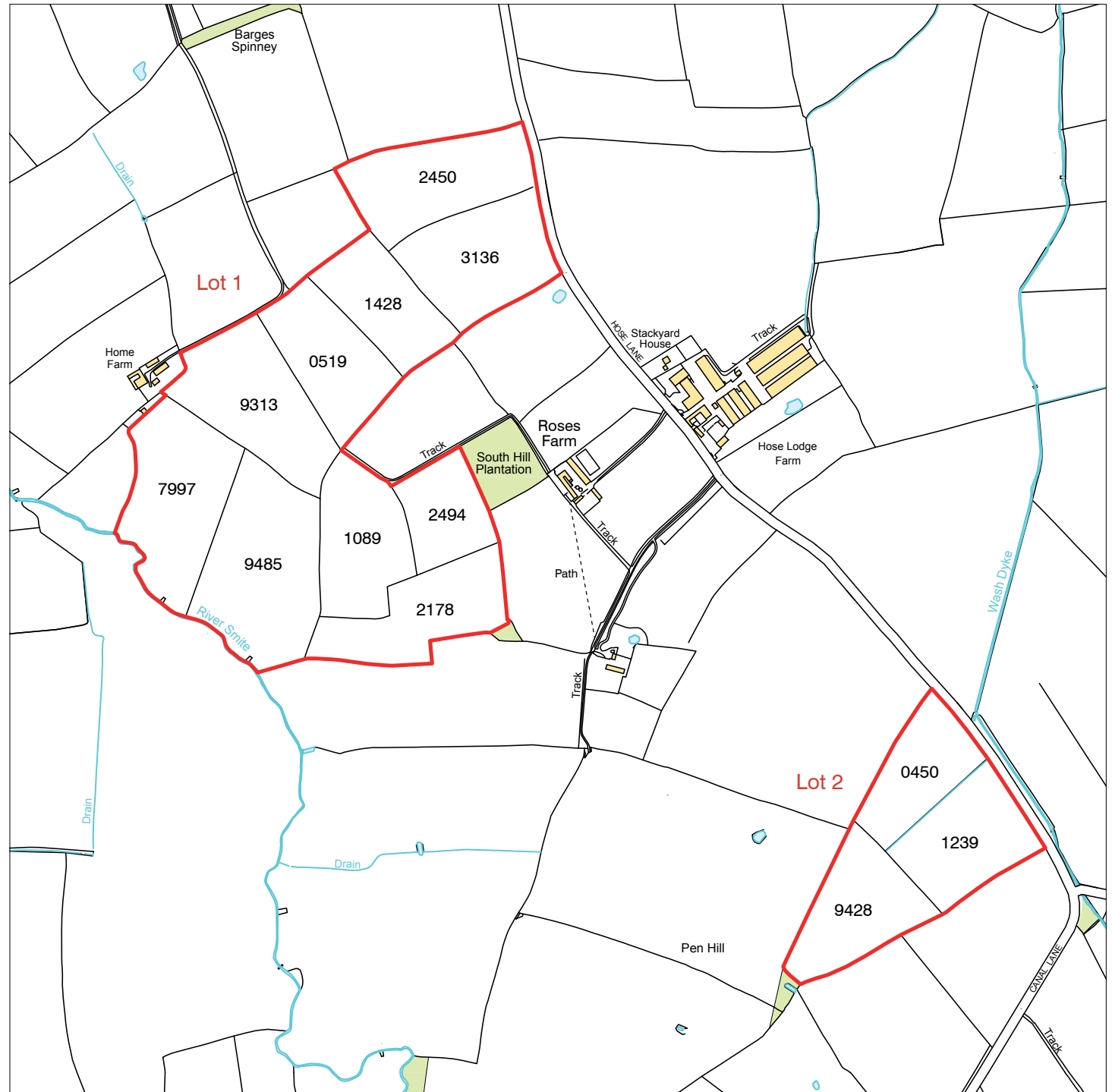
The vendors reserve the right to harvest the 2024 crops and remove the straw.

Early Entry

Early entry onto the land may be available following the exchange of contracts, subject to the vendor's consent. Any early entry will be entirely at the purchaser's own risk.

Basic Payment Scheme

The vendors shall retain all delinked Basic Payment Scheme payments relating to the land going forward.



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 in these particulars or not.

The vendors are aware of a number of footpaths that cross the land and these are marked on the plan associated with these particulars.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights are included in so far as they are believed to be owned.

Nitrate Vulnerable Zone

The land is situated in a Nitrate Vulnerable Zone (NVZ).

VAT

Exemption to VAT has not been waived on the land and VAT should not therefore be chargeable on the purchase price however, the vendors reserve the right to elect to charge VAT at any time.

Anti-Money Laundering

We, Shouler & Son, as agents, follow the Anti Money Laundering Legislation. The purchaser will be required to provide proof of identity and proof of address to the agents once an offer is accepted (Subject to Contract) prior to solicitors being instructed.

Rural, Environment and Woodland Schemes

The farmland is subject to a Mid-Tier Countryside Stewardship Scheme which we understand started on 01/01/2021 and expires on 31/12/2026.

Schedule of Land

Field Name	OS Number	NG Number	Acres	Hectares	Land Use	2021	2022	2023	2024
Kemps Grass	SK7030	7997	11.64	4.71	Arable	W Barley	W Wheat	W Wheat	W Barley
Hill Grass	SK7030	9485	13.86	5.61	Arable	W Barley	W Wheat	W Wheat	W Barley
Sheep Pen	SK7031	9313	10.90	4.41	Arable	W Barley	W Wheat	W Wheat	W Barley
Hill Field	SK7130	1089	8.50	3.44	Arable	S Barley	W Wheat	W Beans	Fallow
9 Acre	SK7130	2178	8.97	3.63	Arable	S Barley	W Barley	W Beans	Fallow
5 Acre	SK7130	2494	5.56	2.25	Arable	S Barley	W Barley	W Beans	Fallow
Black Dales	SK7130	9428	8.45	3.42	Arable	W Wheat	W Barley	W Barley	Fallow
Starvem	SK7131	0519	8.23	3.33	Arable	S Barley	W Wheat	W Wheat	W Barley
Kemps 7 Ac	SK7131	1428	7.09	2.87	Arable	S Barley	W Wheat	W Wheat	W Barley
Far Roughlands	SK7131	2450	10.13	4.1	Arable	S Barley	W Wheat	W Wheat	W Barley
Near Roughlands	SK7131	3136	10.03	4.06	Arable	S Barley	W Wheat	W Wheat	W Barley
Far Dales	SK7230	0450	6.92	2.8	Arable	W Wheat	W Barley	W Barley	Fallow
Near Dales	SK7230	1239	8.70	3.52	Arable	W Wheat	W Barley	W Barley	Fallow
Total Area			118.98	48.15					



Viewing and Health & Safety

Viewing of the property is strictly by appointment only and parties are advised that neither the vendor nor the agents, Shouler & Son, accept any responsibility for the health and safety of individuals when on the property. Any party wishing to view should contact the office of Shouler & Son.

Land Registry

The land is registered at the Land Registry under Land Registry Title NT207740.

Boundaries

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining boundaries nor their ownership.

Plans, Areas and Schedules

All plans, areas and schedules contained within these particulars are for reference and guide only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

Local Authority

Nottinghamshire County Council
County Hall
West Bridgford
Nottingham NG2 7QP.

Legal Costs

Each party to bear their own costs associated with the transaction.

Vendors Solicitors

Chattertons
Jonathan Blythe
9 Broad Street
Stamford
Lincolnshire PE9 1PY

Vendors Agent

Shouler & Son
County Chambers
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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 and should not be relied upon as a statement of fact.

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.

