



Land at Upper Broughton, Nottinghamshire

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A block of farmland in south Nottinghamshire

Melton Mowbray 6 miles, Loughborough 9½ miles, Nottingham 11 miles

Grade 3 farmland

About 54.42 acres (22.02 hectares) in total

For sale as a whole

Situation

The land is located to the south of the village of Upper Broughton in Nottinghamshire and can be accessed via an agricultural track off Bottom Green.

The Farmland

The land extends to approximately 54.42 acres (22.02 hectares) in total and is shown edged red and shaded pink on the plan.

The land is classified as Grade 3 by the Agricultural Land Classification of England and Wales and is of the Denchworth series, being described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils suitable for some cereals and grassland.

The land is currently sown with temporary grass. A cropping history is available from the vendor's agent upon request.

Viewings

The land 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. To arrange a viewing please telephone Tim Harris on 01664 786386 or Ben Shouler on 01664 786361. 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 freehold land is offered for sale as a whole with vacant possession on completion.

Services

The land has one water trough with mains water connection.

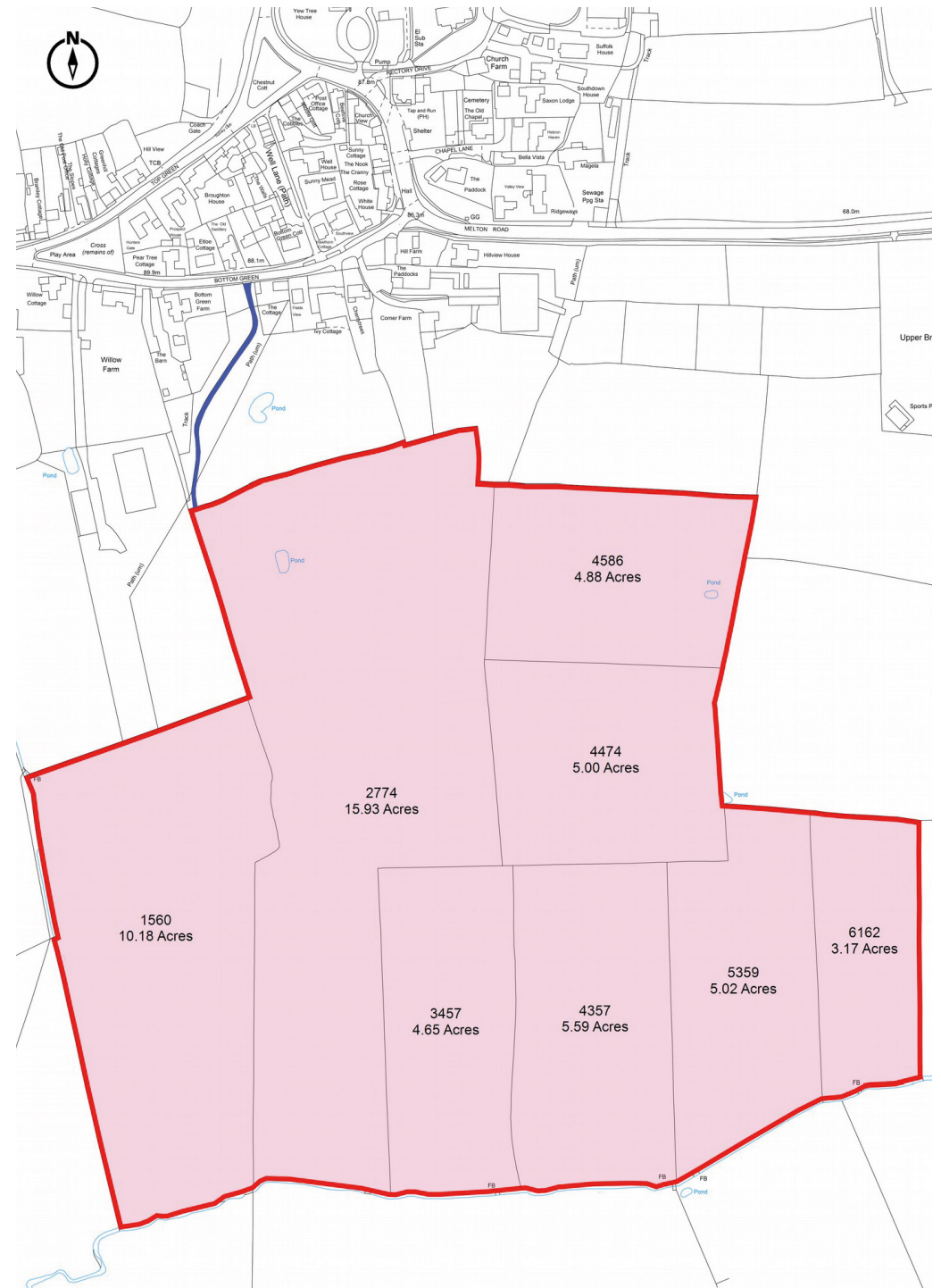
Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

A public footpath runs through the land from north to south from Melton Road down to the Dalby Brook.

There are two telegraph poles with overhead electricity lines situated within the land.

The Vendor will grant the Buyer a right of way over the track (coloured blue on the plan) for agricultural purposes only subject to the Buyer paying to the Vendor a fair and proper proportion according to use of the costs of repairing and maintaining the same. The Vendor will also reserve the right to vary the route of the track in future.



Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

Parcel number SK6825 2774 is part of a Mid Tier Countryside Stewardship (CS) agreement which terminates on the 31st December 2028. This land parcel has one multi-year management option under the agreement, being SW9: Seasonal livestock removal on intensive grassland.

All the land parcels are part of a Sustainable Farming Incentive (SFI) agreement which terminates on the 31st May 2027. The land parcels have one SFI action under the agreement, being SAM1: Assess soil, produce a soil management plan and test soil organic matter.

Designations

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

Sporting, Timber and Mineral Rights

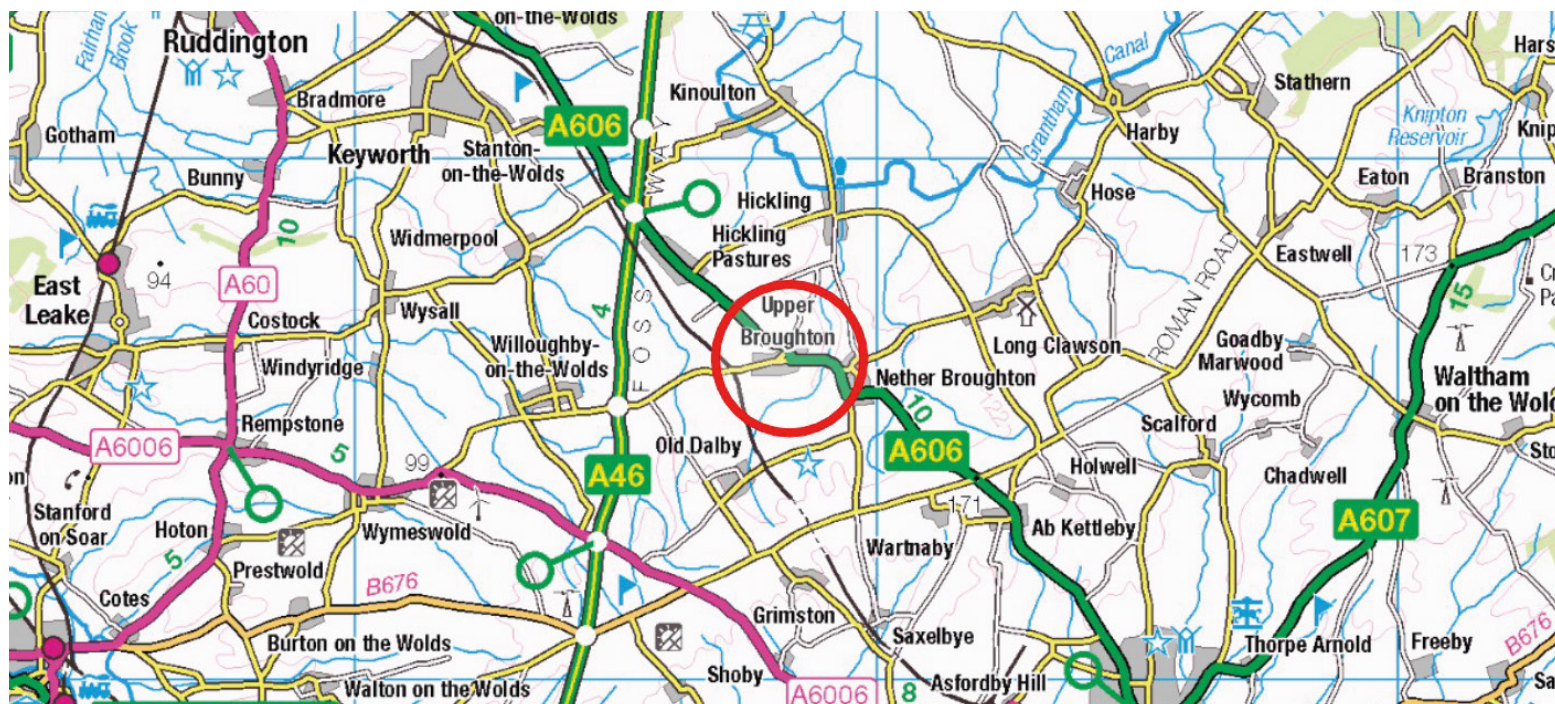
All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

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.



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

Tim Harris

01664 786365 | t.harris@shoulers.co.uk

Ben Shouler

01664 786361 | b.shouler@shoulers.co.uk

www.shoulers.co.uk

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**Shouler & Son for themselves and the vendors/lessors of
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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.
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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.

