



Land at Granby in the Vale of Belvoir, Nottinghamshire.

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A ring-fenced block of land in the Vale of Belvoir, Nottinghamshire

Melton Mowbray 10 miles, Grantham 10 miles and Nottingham 12 miles.

About 73.61 acres (29.80 ha) in total.

Grade 3 land.

For Sale as a Whole

Situation

The land is located in the Vale of Belvoir on the west side of the village of Granby in south Nottinghamshire and can be accessed off the highway, Barnstone Lane.

The Farmland

The land extends to approximately 73.61 acres (29.80 ha) in total and is edged red on the plan. The land is in two individual ownerships each having its own Title number but is sold as a whole. Title no. NT527997 is shaded “Blue”, owned by British Gypsum Ltd and NT522821 is shaded “Pink”, owned by Messrs Lloyd on the attached plan.

The land is classified as Grade 3 by the Agricultural Land Classification of England and Wales and is of Worcester soil type classified as slightly acid loamy and clayey soils with impeded drainage.

The River Whipling runs along the western boundary.

The land is currently in arable production and has been drilled with winter wheat for harvest 2025. A cropping history if required 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. 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 subject to Holdover to harvest 2025 if required by the current occupier.

Land Schedule

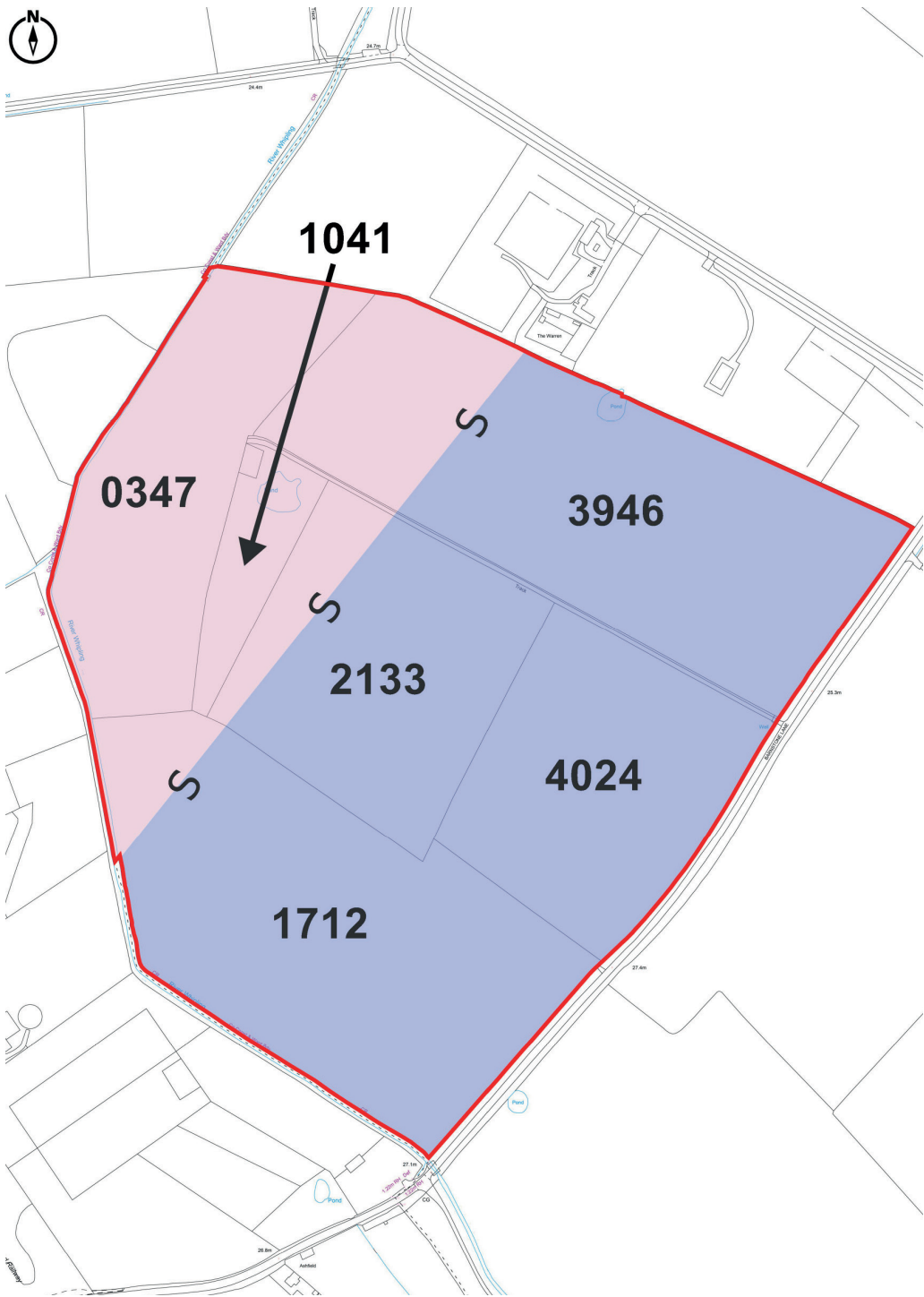
NG Number	Acres	Hectares	Description
SK7436 0347	1047	4.24	Arable
SK7436 1041	2.57	1.04	Scrub
SK7436 1712	18.65	7.55	Arable
SK7436 2133	11.41	4.62	Arable
SK7436 3946	19.69	7.97	Arable
SK7436 4024	10.82	4.38	Arable
TOTAL GROSS AREA	73.61	29.80	

Services

There are no services connected.

Wayleaves, Easements and Rights of Way

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



Basic Payment

There are no delinked payments available to the buyer.

Environmental Schemes

The land is not registered within any environmental schemes

Designations

The land is situated within a Nitrate Vulnerable Zone.

Sporting, Timber and Mineral Rights

All sporting and timber rights to be included within the freehold sale as far as they are owned. Minerals are excepted from NT527997.

Local Authority

The Property is located within Rushcliffe Borough Council and Nottinghamshire County Council districts. www.rushcliffe.gov.uk and www.nottinghamshire.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.

Directions

Head out of Granby on Granby Hill, continue for 200 metres then turn left on to Barnstone Lane. After 280 meters the field gate can be found on the right.

What3Words Access Point

Songs.Area.Snowballs



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

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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.
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.

