



## APPROXIMATELY 5.0 ACRES (2.02 HECTARES) OF GRASSLAND AT HAYTON, RETFORD

With basic range of field shelters having ready access to miles of lanes, bridleways and footpaths.

**£50,000**

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**BROWN & CO**

Property and Business Consultants

# APPROX 5.0 ACRES OF GRASSLAND, BURNTLEYS ROAD/CORDALL LANE, HAYTON, RETFORD, DN22 9LQ

## LOCATION

The land is situated just beyond the northern boundary of the desirable village of Hayton, set amidst rolling North Nottinghamshire countryside having direct access to miles of lanes, bridleways and footpaths. The Chesterfield Canal (a site of Special Scientific Interest) lies beyond the paddock to the west.

## DIRECTIONS

Travelling north through the village of Hayton as the road bends to the left at The Boat Inn public house, turn right on to Burntleys Road bearing right and up the hill. At the crest, turn left as Burntleys Road becomes Cordall Lane, proceed passed Hillside House Farm and the paddock is on the left.

What3words://verifying.quilting.nightcap

## LAND

The land extends to approximately 5.0 acres (2.02 hectares), subject to measured site survey, which has been laid to grass for many years.

The land classification is grade 3 – good to moderate quality agricultural land.

The land slopes gently from east to west.

## METHOD OF SALE

The land is offered for sale by Private Treaty as a whole.

## TENURE

The land is understood to be freehold and vacant possession will be given upon completion, and subject to any holdover, rights and easements as described in these particulars of sale or the sale contract.

## TITLE

The land is comprised in HM Land Registry title no. NT449526.

## SERVICES

We are not aware of any services connected to the land. Buyers are advised to make their own enquiries as to the availability of any services to the land.

## PLANNING

The land has been in equestrian use with the temporary buildings sited for many years but planning history is not known. Buyers are advised to make their own enquiries with the relevant local planning authority (Bassetlaw District Council) to verify current use

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

and potential for alternative uses on the field. Please note that any use which takes the land out of agricultural use may require planning permission.

## LOCAL PLANNING AUTHORITY

Bassetlaw District Council, Queens Buildings, Potter Street, Worksop, S80 2AH. Telephone: 01909 533533.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

Access to the property from the village is via Burntleys Road, turning into Cordall Lane, a public bridleway/right of way.

Overhead powerlines cross the land for which a Wayleave is assumed.

## VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the buyer in addition to the Sale Price.

## BOUNDARIES

The buyer shall be deemed to have full knowledge of all boundaries and neither the seller nor the seller's agent will be responsible for defining the boundaries nor their ownership.

## PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti-Money Laundering Legislation, the buyer will be required to provide proof of identity and address to the sellers agent once an offer has been submitted and accepted, subject to contract, prior to solicitors being instructed. Proof/source of funding is also required.

## VIEWING

Viewing is permitted during daylight hours by proceeding directly to the land exercising care.

## FURTHER INFORMATION

For further information contact Jeremy M Baguley MRICS on 01777 712944 or 07768 465721.  
email: [jeremy.baguley@brown-co.com](mailto:jeremy.baguley@brown-co.com)