



APPROXIMATELY 8.2 ACRES (3.33 HECTARES) OF GRASSLAND WITH TWO COPSES AT HAYTON, RETFORD

Canal frontage and access to miles of lanes, bridleways and footpaths.

£95,000

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BROWN & CO

Property and Business Consultants

APPROX 8.2 ACRES OF GRASSLAND WITH TWO COPSES, CORDALL LANE, HAYTON, RETFORD, approx. 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) adjoins the land on the west side.

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///universally.bogus.remark

LAND

The land extends to approx. 8.2 acres (3.33 hectares), subject to measured site survey and provides a productive hay crop. Of particular note are the two copses, one inset and one enjoying frontage to the Chesterfield Canal, they feature various mixed native trees and Christmas trees, plus additional orchard. 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, although the Seller may give consideration to splitting the land into two parcels.

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. NT463991.

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

Other than planning permission for creation of Field Access off Cordall Lane and 5.5m Wide Hard Standing we are not aware of any other planning consents. Buyers are advised to make their

own enquiries with the relevant local planning authority (Bassetlaw District Council). 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. There is a public footpath adjacent to the southern boundary, well enclosed by mature hedging.

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

IMPORTANT NOTICES

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