



LAND AT NORMANTON ON TRENT

Newark, Nottinghamshire

7.84 hectares (19.37 acres) of Grassland

BROWN & CO JH Walter

LAND AT NORMANTON ON TRENT Newark, Nottinghamshire

7.84 hectares (19.37 acres) of Grassland

Guide Price for the Whole £170,000

For Sale by Informal Tender

12 noon Tuesday 5th December 2023

DESCRIPTION

The land is offered for sale as a whole or in individual lots by informal tender.

The land is down to permanent grassland and is classified as Grade 3 by the Provisional Agricultural Land Classification map. The soils are of the Whimple 3 series which are described as fine loamy or fine silty soils over clayey soils with slowly permeable subsoils.

LOCATION

The land is located to the south-west of the village of Normanton on Trent. The land is located to the south of Weston Lane. The land is easily accessible from nearby junctions off the A1 and villages to the west of the River Trent.

LOT 1 – 3.32 HECTARES (8.20 ACRES)

Lot 1 comprises of two flat grass fields with access directly from Weston Lane via a field gate. Both parcels are bounded by mature hedges.

Guide price: £70,000

LOT 2 – 2.34 HECTARES (5.78 ACRES)

Lot 2 is a flat, single grass field with access directly from Weston Lane via a field gate. It is bounded by mature hedges. There is a heap of Farm Yard Manure located in Lot 2, this can either be sold with the lot or removed if not required.

Guide price: £50,000

LOT 3 – 2.18 HECTARES (5.39 ACRES)

Lot 3 is a flat, single grass field with access directly from Weston Lane via a field gate. It is bounded by mature hedges.

Guide price: £50,000



ACCESS

The land is accessed via the public adopted highway to the north known as Weston Lane. All lots benefit from gated access to the north. There is also gated access leading between the field parcels.

TENURE AND POSSESSION

The land is being sold freehold, with vacant possession upon completion, and subject to any holdover, rights and easements as described in these particulars.

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 or not in these particulars of sale.

A Public Footpath known as 'Normanton on Trent FP5' runs along the southern boundary of Lot 1 and crosses the field heading north to Weston Lane.

There is an overhead high voltage electrical cable which crosses Lot 2 and 3. There are however no pylons located on the land parcels.

SCHEDULE OF AREAS

Lot	Parcel No.	Area (Hectares)	Area (Acres)
1	4043	2.11	5.21
	4942	1.21	2.99
		3.32	8.20
2	5639	2.34	5.78
		2.34	5.78
3	6337	2.18	5.39
		2.18	5.39
Total		7.84	19.37

TITLE

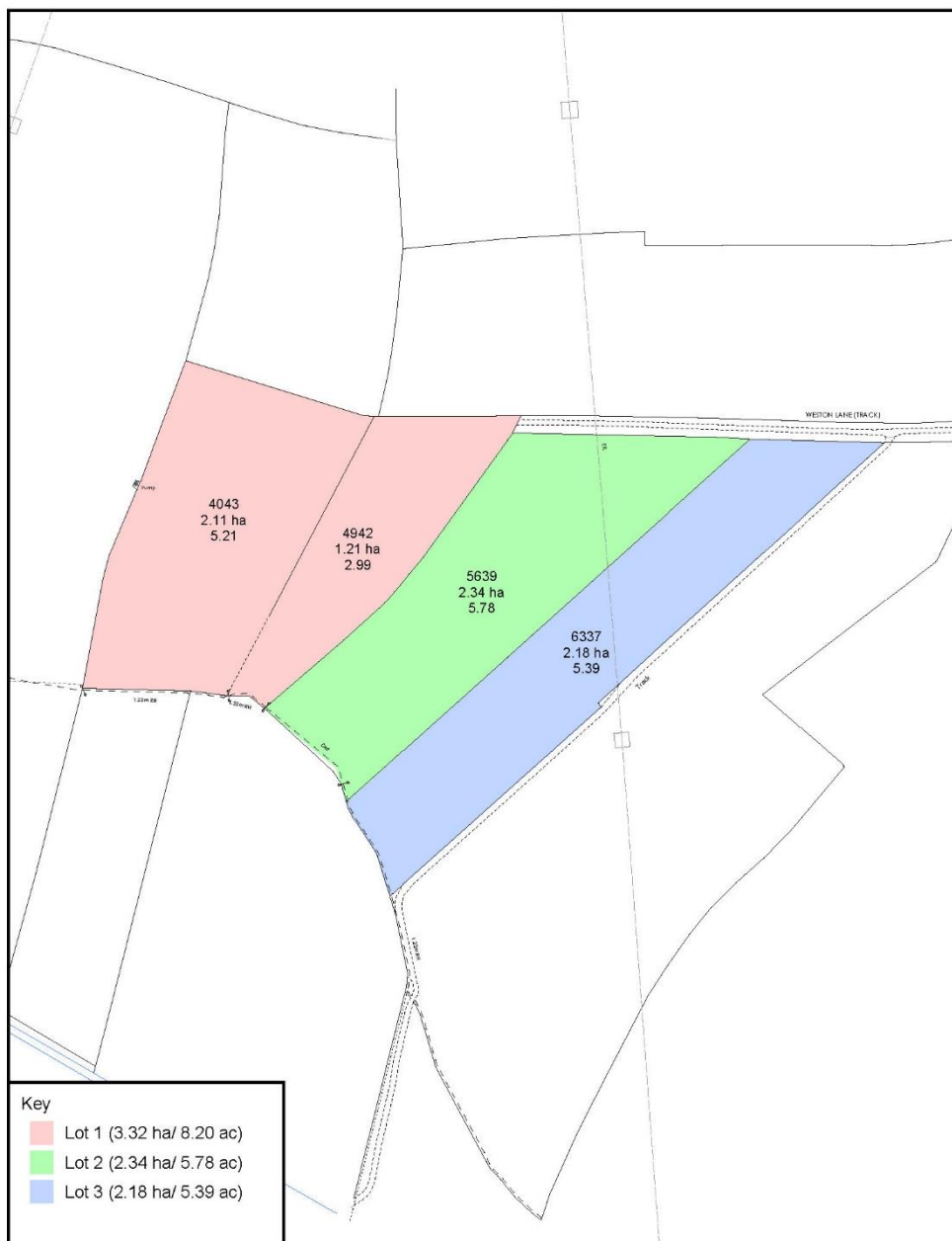
The land forms part of Land Registry Title NT526345. The mines and minerals along with ancillary powers of working are excepted.

DRAINAGE

We are not aware of any land drainage system on the land.

SERVICES

There are no services connected to the land. There are however private wells located in lot 1 and 2.



This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
Drawing No. X20785-02 Date 13.10.23

Land at Normanton on Trent



BROWN & CO JHWalter

Scale
1:3,000
@ A4

Based on Ordnance Survey 1:2500 mapping with the permission of the Controller of HMSO
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SPORTING, MINERALS AND TIMBER RIGHTS

The mines and minerals are excepted from all lots together with ancillary powers of working.

The sporting and timber rights are included in the sale insofar as they are owned.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency; however, no BPS Entitlements are included with the sale. The Seller will retain the Basic Payment for 2023 and the Buyer will be expected to indemnify the Seller against any breaches of Cross Compliance up to 31st December 2023.

The Seller will receive and retain any future Basic Payment runoff payments on the land.

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.

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 Contract Price.

VIEWING

The Property may be viewed at any time with a copy of these Particulars to hand subject to prior notification to the Seller's Agent.

Viewing is at your own risk and neither the Seller's Agent nor Seller take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.

METHOD OF SALE

The Property is for sale by informal tender on the following terms:

1. All tenders must reach the office of Brown&CoJHWalter 5 Oakwood Road, Lincoln, LN6 3LH no later than 12 noon on Tuesday 5th December 2023. No late tenders will be considered. Email tenders will be accepted.
2. Tenders should be submitted in the prescribed form. Copies of the form can be obtained from the Seller's Agent. Tenders should be marked 'Land at Normanton on Trent, FAO Kirsten Wright'.
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids.
4. No tender will be considered which is calculated only by reference to another tender.
5. The Seller does not undertake to accept the highest or indeed any tender.
6. Full name and address of both the prospective Purchaser and their Solicitors should be provided with any tender.
7. All tenders must include evidence of finance for the purchase and further particulars will be expected before an offer is accepted.
8. Tenders are invited for the whole or individual lots using the Form of Tender available from the tender pack or on request. A prospective Buyer may wish to submit more than one tender.

DIRECTIONS

From the A1 junction at Tuxford, head south on the B1164 (Great North Road) towards the village of Weston. Take the first left onto Tuxford Road sign posted for Normanton on Trent/ Grassthorpe. Follow this road into the village of Normanton on Trent, turn right onto South Street. Continue on South Street for approximately 500m, at the left-hand bend turn right onto Weston Lane. The field entrances are located approximately 300 yards up the road.

Lot 1 - [mute.patch.notifying](#)

Lot 2 - [scribble.roosters.sculpting](#)

Lot 3 - [legend.rooks.nicer](#)

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.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

LOCAL AUTHORITY

Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Notts, S80 2AH | 01909 533 533

SELLER'S AGENT

Brown & Co JH Walter, 5 Oakwood Road, Lincoln, LN6 3LH

Kirsten Wright

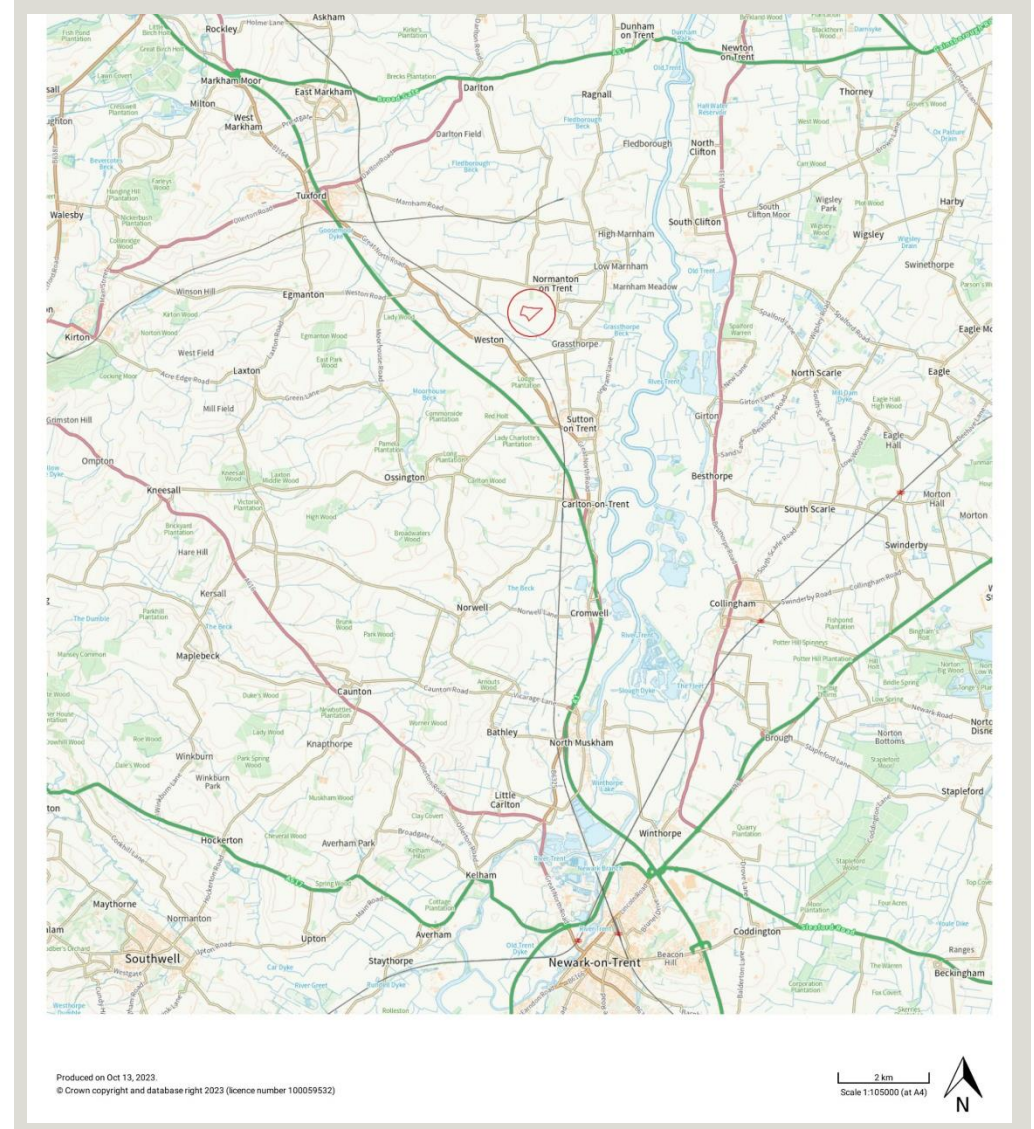
01522 457151 | 07775 031701 | Kirsten.Wright@brown-co.com

SELLER'S SOLICITOR

Larken & Co, 10 Lombard Street, Newark, Notts NG24XE | 01636 703333

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 other 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 relation to this property. No responsibility is taken by Brown & Co for any error, omission of 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. Any person inspecting the property does so entirely at their own risk. 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 Basic 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 George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2023. Photographs were taken in October 2023.



5 Oakwood Road, Lincoln, Lincolnshire, LN6 3LH

01522 457800 | lincoln@brown-co.com

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