

**Land at Gringley on the Hill
Nr Retford
Nottinghamshire**

**11.07 Acres
(4.48 Hectares)**

A single block of productive arable land

FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION

Guide Price: Offers in excess of £90,000

GENERAL REMARKS & PARTICULARS

INTRODUCTION

This introduction and the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION

The land is situated to the south of the village of Gringley on the Hill. The land is accessed directly off Clayworth Road and situated approximately 6 miles west of Gainsborough, as identified on the location plan included within these particulars.

AREA

The land extends to 11.07 acres (4.48 hectares) or thereabouts, as shown edged red on the attached plan, and is offered for sale as a whole.

DESCRIPTION

The land consists of a single block of arable and is available for sale as a whole. The land is Grade 3 according to the Agricultural Land Classification Plan. The soil type is Whimple 3 according to the Soil Survey of England and Wales.

POSSESSION

The land is offered for sale freehold and vacant possession will be available from 29 September 2019.

TENANTRIGHT

There will be no charge for tenantright matters and no claim for dilapidations of any nature whatsoever.

OUTGOINGS

The vendor is not aware of any drainage rates or other such charges in relation to the land.

BASIC PAYMENT SCHEME

No Entitlements are included in this sale, Entitlements may be available to purchase by separate negotiation with the outgoing tenant.

MINERALS AND TIMBER

Minerals and Timber subject to the statutory exclusions, are included in the sale, in so far as they are owned.

SPORTING RIGHTS

The sporting rights are included in the sale, in so far as they are owned.

VAT

Should any sale of the land or the rights attached to it be a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser in addition to the contract price, although it is the understanding of the selling agents that no VAT should be likely to arise through the sale of this land or attached rights.

VIEWING

Viewing may be undertaken at any reasonable time during daylight hours by persons in possession of these particulars or with prior agreement with the agent.

RIGHTS OF WAY & EASEMENTS

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies, and other rights and obligations, quasi-easements and restrictive covenants, and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these particulars or not.

SPECIAL CONDITIONS OF SALE

The property is sold subject to a reservation of 50% of any future development value (clawback) for a period of 80 years.

OFFERS

The property is offered for sale by Private Treaty. All offers should be made in writing stating a sum payable and submitted to Jas Martin & Co, 1 Flavian Road, Lincoln, LN2 4GR.

VENDOR'S SOLICITORS

Rothera Sharp
2 Kayes Walk
Stoney Street
The Lace Market
Nottingham
NG1 1PZ

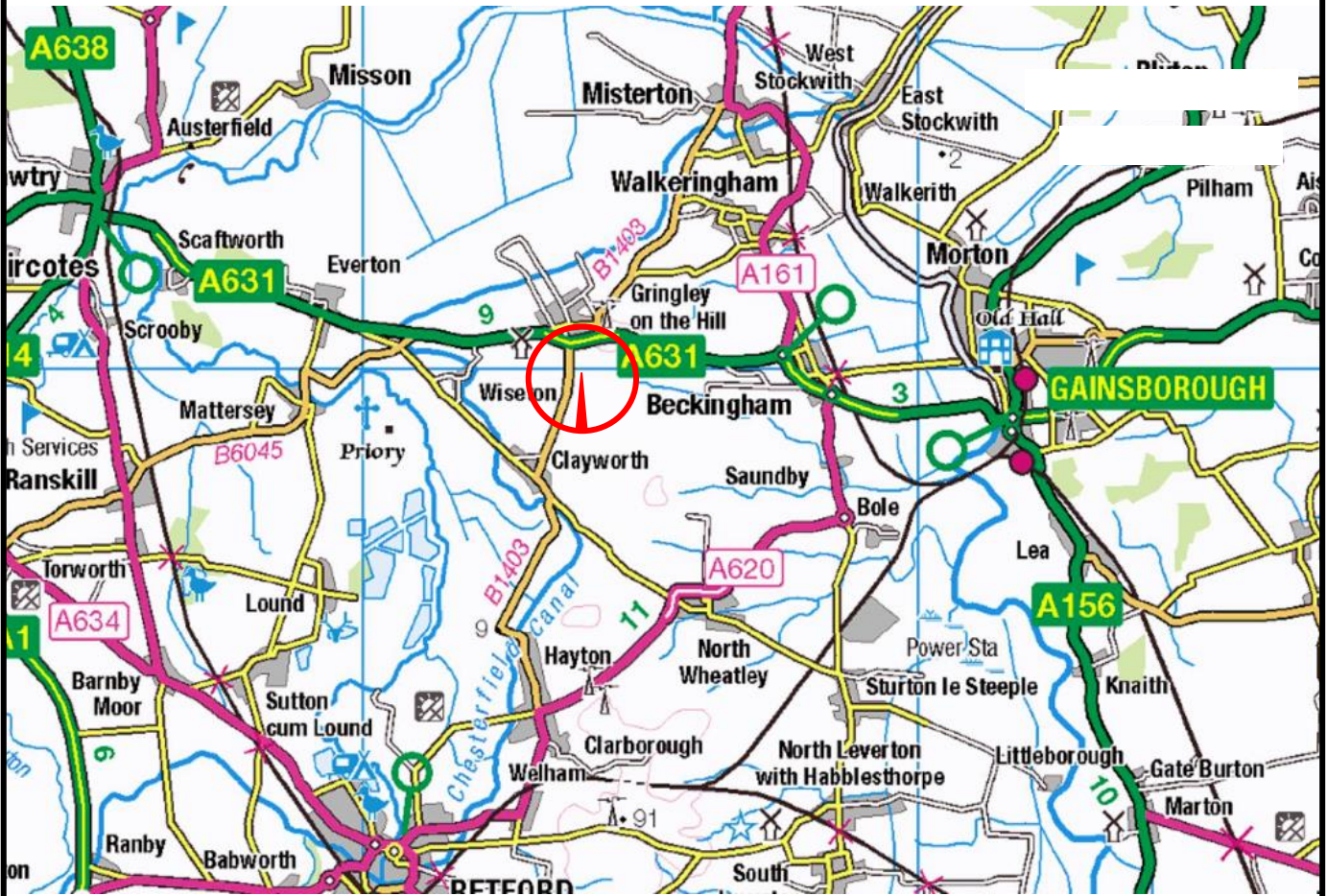
Tel. 0115 9100 600
Mr Tom Redgate

DISPUTES AND BOUNDARIES

Should any disputes arise as to the boundaries or any points arise on the general remarks, particulars, schedule or plan, or the interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision, acting as experts, shall be final.

MISREPRESENTATIONS

These particulars do not constitute any part of any offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any error, omission, or mis-statements in these particulars. The selling agents do not make or give, whether in these particulars, during negotiations, or otherwise, any representations or warranties whatsoever in relation to this property.



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JAS. MARTIN & CO.
 - CHARTERED SURVEYORS LAND AGENTS AND VALUERS -

Title : Gringley on the Hill
 Glebe
 Scale : Not to Scale

These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the vendors are to be or become under any liability or claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.