

Rampton
Nottinghamshire

17.29 Acres
(7.00 Hectares)

Arable Land

TO LET

DETAILS AVAILABLE ON REQUEST

GENERAL REMARKS & PARTICULARS

SITUATION

Rampton is situated in a small civil parish of Rampton and Woodbeck, around 6 miles from Retford. The field is a mile east of the village, found just south of EON's Cottam Development Centre Power Station.

DESCRIPTION

The land extends to 17.29 acres (7.00 Hectares) or thereabouts, as shown edged in red on the attached plan. The land can be accessed off Torksey Ferry Road.

TERMS OF LETTING

The property is available to let on a Farm Business Tenancy and is available immediately. The agreement will be in the form produced by the Lincolnshire Association of Agricultural Valuers, short form for occupation of bare land. A draft form of the agreement is available for inspection at the offices of the Letting Agents. Briefly the terms under the agreement will include:-

-The rent will be payable in advance in equal instalments twice a year. The first payment will be due on signing the Agreement.

-Prohibition against subletting.

-Tenant(s) to meet all usual outgoings.

-Prohibition against growing genetically modified plants.

SPORTING RIGHTS

The sporting rights in so far as they are owned are reserved by the landlord.

VIEWING

Viewing may be undertaken at any reasonable time during daylight hours by persons in possession of these particulars.

RIGHTS OF WAY & EASEMENTS

The property is let 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.

OFFERS

Offers should be submitted to the Letting Agents.

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 Letting 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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 — CHARTERED SURVEYORS LAND AGENTS AND VALUERS —

Title : Rampton, Nottinghamshire
 Scale : Not to Scale
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