

Productive Agricultural Land



Land at Bevercotes, Tuxford Newark, Notts

Productive Block of Arable Land

8.78 Hectares (21.70 Acres)

For Sale by Informal Tender

Tenders to be received by 12 Noon on Friday 17th May 2024

(Unless sold previously)

Gamston Wood Farm
Upton, Retford
Nottinghamshire DN22
0RB

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Guide Price: £ 200,000

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& PARTNERS

Description

A Productive block of Arable Land capable of growing above average yields of combinable/grass crops. The land amounts to approximately 8.78 Hectares (21.70 Acres) with access from Main Street Milton.

Location

The land is situated to the south east of Bevercotes and to the west of Milton. The land is close to the nearby towns of Retford, Newark and Lincoln.

Schedule

OS	HA	AC	DESCRIPTION
4648	4.94	12.21	Arable
4265	6.63	9.49	Arable
TOTAL	8.78	21.70	

Land Grade

The land is classified as Grade 3

Services

All interested parties should check with service providers as to the availability of services.

Basic Payment Scheme

The land is being sold without BPS Entitlements.

Sporting Rights, Timber & Mineral Rights

All rights are included within the sale.

Method of Sale

The land is offered for sale as a Whole by Informal tender. Tenders are to be received at the Agent's office by 12 noon on Friday 17th May 2024.

Tenure

The property is sold Freehold with Vacant Possession.

Tenantright

Tenantright will be payable in addition to the purchase price where crops are drilled prior to completion.

Plans, Areas & Schedules

These have been provided from Ordnance Survey data and have been produced as accurately as possible from 1:2500 scale sheets. These are published for convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract sale plan.

VAT

VAT will not be chargeable on the sale.

Viewing

At any reasonable time whilst in possession of a set of sales particulars.

Easements & Rights of Way

The land is to be sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

Agent

Silcock & Partners, Gamston Wood Farm, Upton, Retford, Nottinghamshire. DN22 0RB

Contact:- Tim Silcock MRICS

01777 717559 07964977724

Info@silcockandpartners.co.uk

Solicitors

Roythornes Ltd, Enterprise Way Pinchbeck, Spalding, Lincs

Contact:- Simeon Disley

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These particulars were produced in April 2024.

What 3 words [digitally.retrieves.healers](#)

Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our clients, decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our Independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.