

# DDM

## AGRICULTURE

# STRAGGLETHORPE

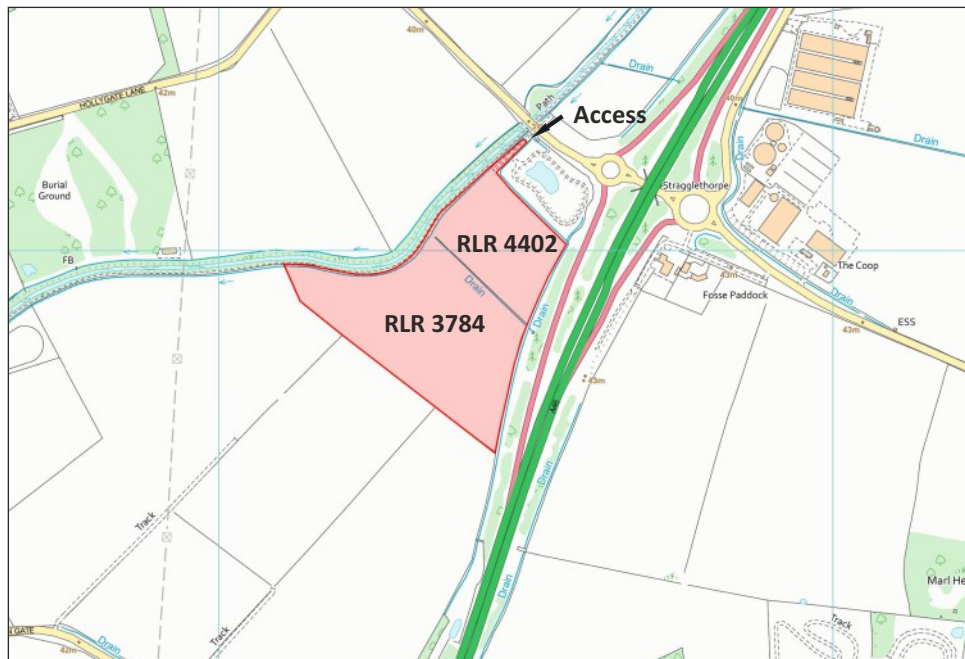
## NOTTINGHAMSHIRE

(Nottingham 7 miles, Grantham 18 miles)

# 23.62 ACRES

(9.66 Hectares) or thereabouts

## GRADE 3 ARABLE LAND



**FOR SALE AS A WHOLE BY INFORMAL TENDER**  
**CLOSING DATE: 12 NOON FRIDAY 18 OCTOBER 2024**

**GUIDE PRICE:- £285,000.00**

**FREEHOLD WITH VACANT POSSESSION**

### Solicitors

Mossop and Bowser  
Abbots Manor  
10 Spalding Road  
HOLBEACH  
PE12 7LP  
Tel: 01406 422651  
Ref: Peter Brown  
E-mail: [pbrown@mossops.co.uk](mailto:pbrown@mossops.co.uk)



### Selling Agents

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS  
Tel: 01652 653669  
Ref: Cecilie Lister  
E-mail: [cecilie.lister@ddmagriculture.co.uk](mailto:cecilie.lister@ddmagriculture.co.uk)

incorporating

JH Pickup & Co &

Townend  
Clegg  
AGRICULTURE

## General Remarks and Stipulations

### Location

The land is on the eastern side of the A46 at Stragglethorpe. It is situated approximately seven miles to the south-east of the city of Nottingham and the market town of Bingham sits approximately six miles to the north-east.

### Description

The land comprises an irregular shaped block, currently used for growing arable crops and the total area extends to approximately 23.62 acres (9.56 hectares). It is registered with HM Land Registry under the Title numbers NT424500 and NT419847.

The land is classified as being Grade 3 of the Provisional Land Classification Maps as historically published by the Ministry of Agriculture Fisheries and Food.

The Soil Survey of England and Wales identifies the soils as being from the "Whimble 3" association with their characteristics described as "reddish fine loamy or fine silty over clayey soils with slowly permeable subsoils and slight seasonable waterlogging" and as suitable for "dairy and stock rearing; winter cereals and short term grassland".

### Access

The land is accessed via a gated track off Stragglethorpe Road.

### Tenure

The land is for sale freehold, subject to an existing Year to Year Farm Business Tenancy Agreement (FBT).

### Nitrate Vulnerable Zone

All of the land lies within a designated Nitrate Vulnerable Zone. Farmers within these areas have to follow mandatory rules to tackle nitrate loss from agriculture. For further details visit:- [www.gov.uk/government/collections/nitrate-vulnerable-zones](http://www.gov.uk/government/collections/nitrate-vulnerable-zones).

### Easements, Wayleaves & Rights of Way

The land is sold subject to any rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

### Value Added Tax (VAT)

The sale is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may subsequently be payable.

### Sporting/Timber/Mineral Rights

Sporting, timber and mineral rights are included in the sale of this land, insofar as they are owned.

### Plans, Areas and Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Purchasers will be deemed to have satisfied themselves of the land.

### Viewing

The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

### Method of Sale

The land is offered for sale as a **whole by Informal Tender**. The Vendor does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Purchaser(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked "**23.62 Acres, Stragglethorpe Tender**".
6. Submitted not later than **12 noon on Friday 18 October 2024**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.

Interested parties are invited to speak to Cecilie Lister on 07733 706292 or the Selling Agents' offices on (01652) 653669 to discuss their interest.

### Back Cropping

RLR Number	Area (Acres)	2024	2023	2022	2021	2020
4402 3784	23.62	Winter Wheat	Winter Beans	Winter Wheat	Winter Barley	Spring Barley

#### Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.