

FOR SALE BY PRIVATE TREATY

AN ANCIENT FIELD AND SCHEDULED HISTORIC MONUMENT

SITUATED AT COGLEY LANE, BINGHAM, NOTTINGHAMSHIRE

14.72 Acres / 5.96 Hectares (or thereabouts) SK 71323 39863



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LAND AT COGLEY LANE

BINGHAM NOTTINGHAMSHIRE

LAND AT COGLEY LANE

BINGHAM MEDIEVAL SETTLEMENT

An interesting parcel of level ancient grassland known as Bingham Medieval Settlement which is a local landmark and scheduled as a historic monument by Historic England, incorporating a play area and recreation ground currently leased to Bingham Town Council. This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979.

TENURE – Freehold with part vacant possession.

The freehold interest in the land is offered for sale by Private Treaty subject also to an existing unexpired 20-year lease commencing August 2019 on the area shaded blue (1.94 Acres) on the attached plan at a base rent of £435.65 per annum.

The lease is subject to review every third anniversary year on 25th March. The use of the leased land is restricted to a playground, playing fields and associated uses only.

The balance of the land is in practice open space which has a long frontage to Cogley Lane, bisected by a public footpath (bingham FP11) running west-east in the direction Carnarvon Primary School.

Public Rights of Way, Wayleaves and Easements

The land is sold subject to and with the benefit of all existing rights whether specified or not including rights of way, public or private, and services including drainage and utilities.

HISTORIC ENGLAND OFFICIAL LIST ENTRY

<https://historicengland.org.uk/listing/the-list/list-entry/1017566?section=official-list-entry>

LOCAL AUTHORITY

Rushcliffe Borough Council
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham NG2 7YG

PRICE GUIDE £75,000

freehold with part vacant possession - *subject to the existing unexpired lease.*

VIEWING ARRANGEMENTS

The land may be inspected at any reasonable time and any party inspecting the land does so entirely at their own risk and neither the selling agents nor the Sellers accept any responsibility or liability for injuries or consequential loss however caused.

ANTI MONEY LAUNDERING REGULATIONS

Prospective purchasers will be required to provide proof of identification together with proof and source of funding compliant with Anti Money Laundering Regulations before any transactional process can commence.

LOCATION PLAN FOR IDENTIFICATION PURPOSES ONLY

