

Productive Agricultural & Woodland



**Land at Caddow Wood Farm, North Leverton, Retford, Notts
DN22 0BA**

Productive Blocks of Grassland & Woodland

45.57 Hectares (112.59 Acres)

Productive Grassland (89.62 Acres) Established Woodland (22.97 Acres)

For Sale by Private Treaty as a whole or in suitable Lots

Gamston Wood Farm
Upton, Retford
Nottinghamshire DN22
0RB

t: 01777 717559
m: 07540578530

Guide Price: £ 825,000

e: info@silcockandpartners.co.uk

www.limeliving.co.uk
www.silcockandpartners.co.uk


SILCOCK
& PARTNERS

Description

Productive blocks of grassland & woodland and capable of growing above average yields of combinable/grass crops. The land amounts to approximately 45.57 Hectares (112.59 Acres) with access from Dunstone Road (track) which leads onto Mill Lane, North Leverton.

Location

The land is situated to the west of North Leverton and on approaching the village along Retford Rd, turn left as signposted for Leverton windmill onto Mill lane, follow the track and continue around the right hand bend onto Dunston Road where the land will be found located on the left and right hand side, identified by our sale boards. The land is close to the nearby towns of Retford, Newark and the City of Lincoln.

Schedule

OS Sheet No.	Description	Area (Ha)	Area (Ac)
4503	Woodland	3.24	8.01
6603	Grassland	2.38	5.88
9903	Woodland	6.06	14.96
2904	Grassland	3.88	9.59
3093	Grassland	1.38	3.41
4129	Grassland	5.96	14.73
5106	Grassland	2.72	6.72
6924	Grassland	10.63	26.27
9630	Grassland	5.83	14.41
9112	Grassland	2.22	5.49
0616	Grassland	1.27	3.14
TOTAL		45.57	112.59

Land Grade

The land is classified as Grade 3

Services

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

Rural payments/Environmental Schemes

There are no Entitlements included in the sale. Any delinked payments will be retained by the seller.

Sporting Rights, Timber & Mineral Rights

All rights are included within the sale.

Method of Sale

The land is offered for sale as a Whole or in Parts by Private Treaty.

Tenure

The property is being offered freehold with Vacant Possession available on completion.

Plans, Areas & Schedules

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

Joint Agents

Perkins, George Mawer & Co ,Corn Exchange Chambers, Queen Street, Market Rasen, Lincs, LN8 3EH
Contact:- Elton Moulds 01673 843011 07775850703
Elton@perkinsgeorgemawer.co.uk

Solicitors

Jones & Co,
5 Churchgate, Cannon Square,
Retford, Notts, DN22 6PB
FAO Anna Littlewood,
01777703827 anna.littlewood@jonessolicitors.co.uk

J



Joint Agents Perkins, George Mawer & Co, Old Corn Market Chambers, Queen Street, Market Rasen, Lincs



IMPORTANT NOTICES Silcock and Partners for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Silcock & partners for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/ imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Silcock & Partners, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Silcock & Partners for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased and with the Environment Agency regarding irrigation and extraction licences.

These particulars were produced in June 20025.

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.