



10.75 Hectares (26.56 Acres) of Grassland,
Sutton-on-Trent, Newark, Nottinghamshire

For the finer things in property.



10.75 Hectares (26.56 Acres) of Grassland, Sutton-on-Trent, Newark, Nottinghamshire, NG23 6PQ

Two parcels of grassland with fishing rights providing the opportunity for grazing livestock, or wildlife and nature conservation.

6.5 miles Newark, 8.5 miles Ollerton, 9.5 miles Lincoln, 19.0 miles Nottingham

For sale as a whole at a guide price of £175,000

Situation

The land is located on the banks of the River Trent on the edge of Sutton-on-Trent, with the regional centres of Newark and Lincoln nearby. The property is accessed via Far Holme Lane, an unmade track.

Description

The land, coloured red on the attached plan, extends, in total, to approximately 10.75 hectares (26.56 Acres) and comprises two parcels of grassland with fishing rights. The land is classified as Grade 3 according to the Agricultural Land Classification Maps for England and Wales and is currently subject to a Countryside Stewardship Application ending in December 2024.

The land is laid to permanent pasture and has been grazed on an annual licence. Further details are available from the agent.

Parts of the property are occupied under a fishing licence with an annual licence fee of £700, which includes the riverbanks of the River Trent and a parking area for up to six vehicles. A copy of this licence is available from the agent.

General

Method of Sale: The property is offered for sale by private treaty as a whole.

Tenure: The land is for sale freehold subject to the existing licences.

Services: There are no mains services connected to the land.

Wayleaves, Easements and Rights of Way:

The property is sold subject to and with the benefit of all rights. A number of footpaths run adjacent to or across the land. Further details are available from the agent.

Basic Payment Scheme: Entitlements are not included in the sale.

Countryside Stewardship Scheme: The land is subject to a Lowland Grazing Countryside Stewardship agreement (ref: AG718455) ending on 21/12/2024.

Overage: The Vendors, and their successors in title, will retain 30% of any uplift in value as a result of any planning permission other than for agricultural use for a period of 40 years from completion of the sale. The Overage will be payable upon implementation of the permission or upon a sale of the property with the benefit of said permission, whichever is earlier.

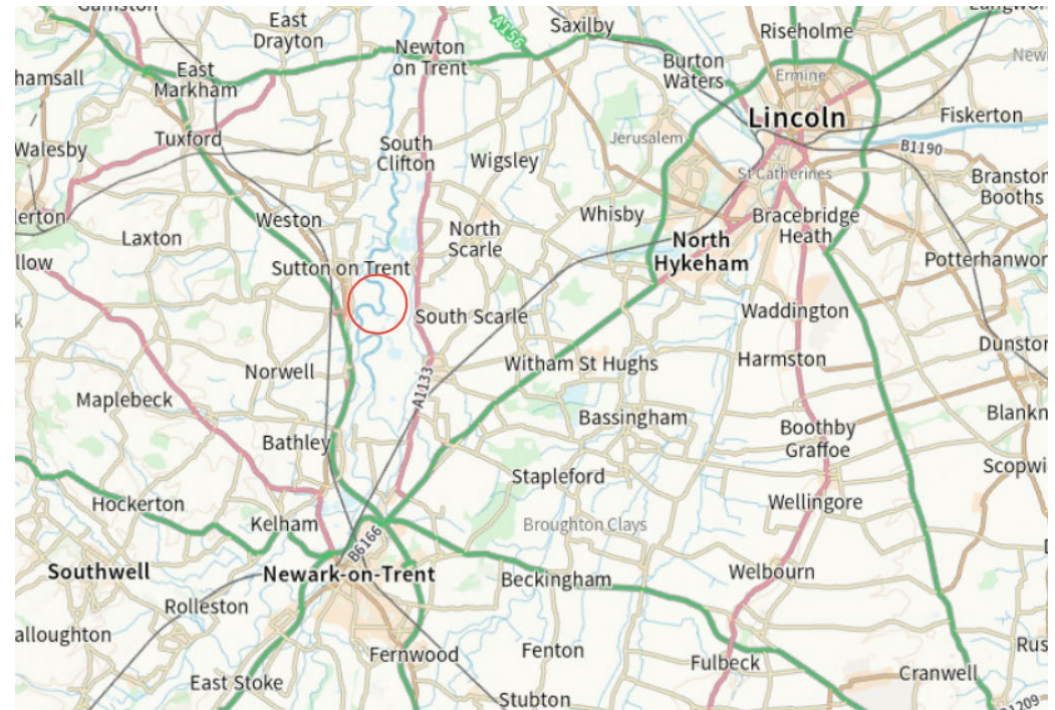
Designations: The land is within a Nitrate Vulnerable Zone (Surface Water S320) and within a SSSI Impact Risk Zone.

Sporting, Timber and Mineral Rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Drainage Rates: The land lies within the Trent Valley Internal Drainage Board and drainage rates are payable to this authority. For 2022/23 these were £164.35.

Directions: Please see location plan within the particulars.

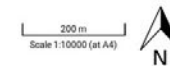
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Ordnance Survey Number	Hectares	Acres	Availability
SK8164 1274	8.16	20.21	On Market
SK8164 1930	2.57	6.35	On Market
Total:	10.75	26.56	

Further information: Please contact the Agent Rob Wilkinson on Rob.Wilkinson@struttandparker.com at the Stamford Office for further information.

Viewing: Strictly by appointment with the Vendor's Agent Strutt & Parker in Stamford 01780 484040.

Solicitor: Tallents Solicitors, 3 Middle Gate, Newark, Nottinghamshire NG24 1AQ
For the attention of Alistair Miller.
Email: alistair.miller@tallents.co.uk
Tel: 01636 671881

Stamford

5 South View, Tinwell Road, Stamford PE9 2JL

01780 484040

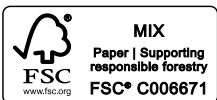
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