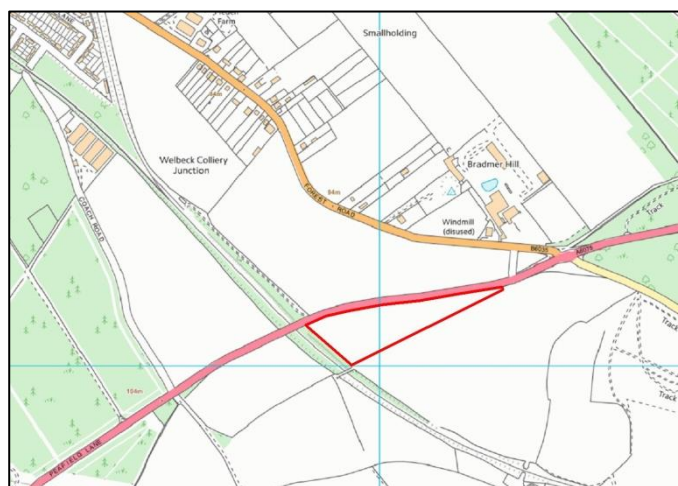
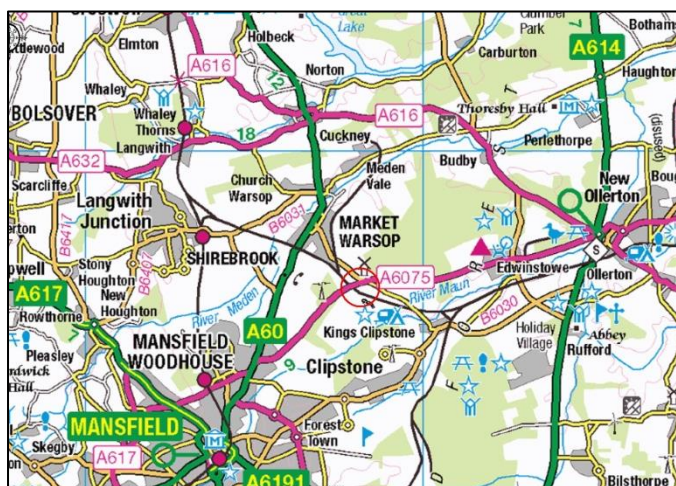




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## **WARSOP, MANSFIELD, NOTTINGHAMSHIRE** **OFFERS OVER £50,000**

2.49 hectares (6.15 acres) of land

For sale by private treaty



## LAND, WARSOP, MANSFIELD, NOTTINGHAMSHIRE, NG20 0EP

### DESCRIPTION

The property extends to 2.49 hectares (6.15 acres). The land has previously been in an arable rotation, however it is currently fallow and could be used for grazing.

The Land is classified as Grade 3 on the Agricultural Land Classification of England and Wales Sheet, Provisional Edition.

### LOCATION

The land is located close to the small town of Warsop, Nottinghamshire as shown on the plan at the front. Warsop is about five miles west of Worksop and just to the north of Mansfield.

### TENURE & POSSESSION

The property is freehold and vacant possession will be given upon completion.

### METHOD OF SALE

The property is offered for sale by private treaty.

### SPORTING RIGHTS, MINERALS AND TIMBER

These are included in the sale so far as they are owned, subject to statutory exclusions.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

### CLAWBACK

The land is sold subject to a clawback provision which requires 30% of any uplift in value brought about by planning permission for any non-agricultural use to be paid to the previous seller. This provision will apply for a period of 13 years.

### VALUE ADDED TAX

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

### PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid 1:2,500 and 1:10,000 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

### VIEWING

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Selling Agents.

### VENDOR'S SOLICITORS

Elliot Mather  
1 Chesterfield Road South  
Mansfield, Notts  
NG18 5NR

Tel: 01623 655666

Contact: Andrew Johnston

### HEALTH AND SAFETY

The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.



#### IMPORTANT NOTICES

Brown & Co 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 Brown & Co 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 other matters affecting the property prior to purchase. 4. Brown & Co, 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 in relation to this property. No responsibility is taken by Brown & Co for any error, omission or 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. 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 Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.