



SPRING FARM, Trowell Moor, Trowell, Nottingham

SPRING FARM

Trowell Moor, Trowell, Nottingham, NG9 3PQ

DESCRIPTION

For sale by informal tender as a whole or in two lots. Lot 1 is a 5 bedroom farmhouse. Lot 2 is 68 hectares (168.03 acres) or thereabouts of predominantly arable land with a range of traditional and modern farm buildings. The land excluding the house and buildings is subject to a protected Agricultural Holdings Act tenancy with succession rights.

LOCATION

The farm is located to the west of Nottingham off Nottingham Road (A609) and to the east of Trowell and the M1.

DIRECTIONS

The farm has an entrance directly off Nottingham Road (A609) to the west of the traffic lights at the junction of the A609/A6002. The house and yard are down the second turning to the right off this track as signposted at the main road to 'Spring Farm Shop'. Please be aware the postcode does not lead directly to the farm.

METHOD OF SALE

The farm is offered for sale by informal tender with a deadline for the receipt of offers of 12 noon Wednesday 28th February 2018. A tender form is available with the information pack.

Exchange of contracts will take place no later than 28 days after an offer is accepted.

OUTGOINGS

The Property is listed as Tax Band F for Council Tax.

SERVICES

Mains water and electricity are connected to the farmhouse and buildings. Domestic foul drainage is to a private system. No services, systems or appliances have been tested.

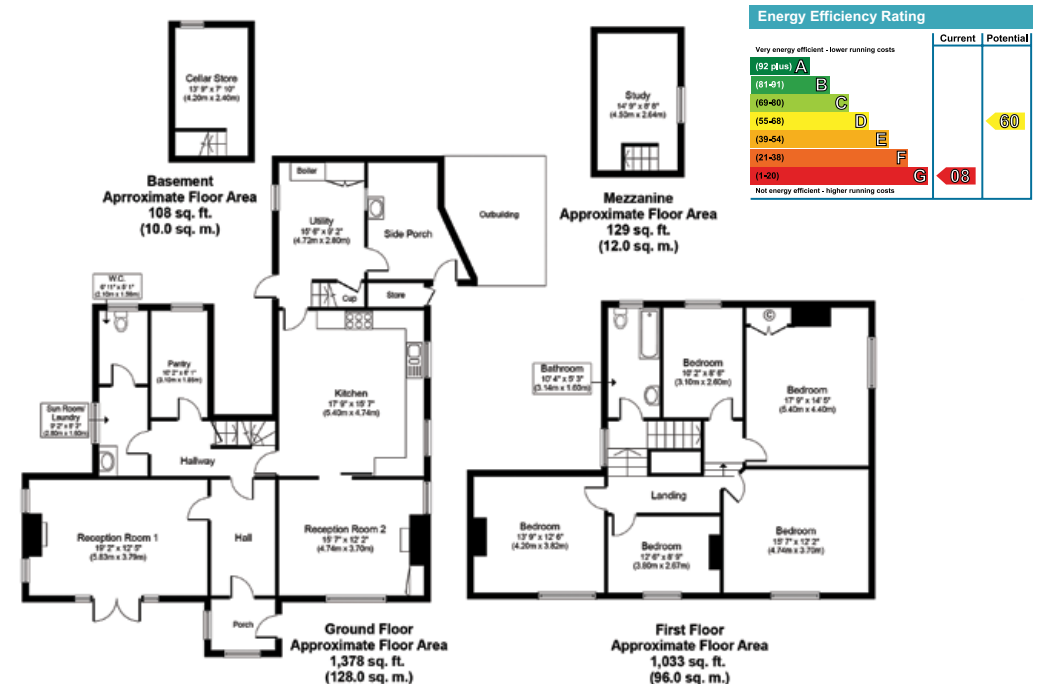
ACCOMMODATION

Lot 1 – THE FARMHOUSE

A brick rendered 5 bedroom property, outlined in blue on the front cover plan for identification purposes only. Freehold with vacant possession upon completion.

Lot 1 – THE FARMHOUSE

Ground Floor	First Floor	Outside
Entrance Hall	Landing	Garden
Hallway	Family Bathroom	Brick outbuildings including:
Sitting Room	Master Bedroom	
Kitchen	Bedroom 2	Coal shed
Dining Room	Bedroom 3	Outside WC
Side Porch	Bedroom 4	General Store
WC	Bedroom 5	
Utility	Study	
Pantry (Cellar)		





Lot 2 – LAND AND BUILDINGS

LAND

Outlined in red on the front cover plan, for identification purposes only.

68 hectares (168.03 acres) or thereabouts of predominantly arable land with Land Classification grades 2 and 3.

The soils are described by Soilscape (England) as slowly permeable seasonally wet acid loamy and clayey soils with some freely draining lime-rich loamy soils and a small area of restored soils mostly from quarry and opencast spoil. The land has previously cropped winter cereals.

FARM BUILDINGS

1a & b. Traditional Stables (3 x stables plus 4 x store rooms)

Traditional brick under pantile roofed buildings housing three stables and four store rooms.

2. Farm shop (4.30 x 21.89m) of brick under tile roof.

3. General purpose building (12.64 x 15.12m) of concrete block walls under corrugated fibre cement sheet roof.

4. Lean-to housing stables (7.56 x 16.27m) of brick under pantile roof.

5. Agricultural building and store (27.52 x 6.3m) of brick under pantile part corrugated roof.

6. General purpose building (4.98 x 11.83m) of brick under metal corrugated sheet roof.



7. Poultry shed (14.03 x 10.89m) with a timber frame, timber clad sides under corrugated metal sheet roof.

8. Open sided building (13.00 x 10.50m) timber pole frame under corrugated fibre cement sheet roof.

9a & b. Double apex roofed general purpose agricultural buildings (19.88 x 28.72m) and (4.09 x 4.20m) open fronted with metal corrugated cladding under corrugated fibre cement sheet roof.

10. Dilapidated open sided building (9.29 x 6.35m) of concrete frame under corrugated fibre cement sheet roof.

11. General purpose building (5.00 x 12.90m) of concrete frame with part metal sheet cladding under corrugated fibre cement sheet roof.

12. Nissen Hut (11.79 x 12.00m) of corrugated metal sheets.

13. Manège

14. General purpose agricultural building (10.53 x 18.63m) open fronted with timber frame and metal sheet cladding under corrugated fibre cement sheet roof.

A number of the buildings have been constructed by the tenant.

Telecom Mast

This is located to the north of building 10 with a passing rent of £5,500 per annum. Further details are available in the information pack.

BACKGROUND

Tenure & Possession

The majority of Lot 2 is subject to an AHA tenancy. Further information is available in the information pack.

Agricultural Holdings Act Tenancy

The Vendor and her son, Richard Haynes, are joint tenants of an Agricultural Holdings Act Tenancy dated 1st October 1979. The rent passing is £7,800 per annum and is under review. There are a number of diversification activities on the farm including a farm shop, caravan storage and equestrian activities.

HS2

Purchasers should be made aware that the High Speed 2 proposed route does effect the land at the northwest extremity of the farm by the M1.

Listing

It is believed none of the buildings on the Property are listed.

Town & Country Planning

The Property falls under the jurisdiction of Broxtowe Borough Council, Foster Avenue, Beeston, Nottingham, NG9 1AB. Tel. 0115 917 7777.

The land has long term development potential.



GENERAL REMARKS AND STIPULATIONS

Clawback

The Vendor reserves the right to receive 30% of any uplift in value in the event that planning permission is granted for a non-agricultural use within a period of 80 years from completion of the sale. Further details are available in the information pack.

Sporting, Minerals and Timber

All sporting, timber and mineral rights, in so far as they are owned, are included in the sale.

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 Purchaser in addition to the contract price.

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 others 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 relation to this property. No responsibility is taken by Brown & Co 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 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. 9. These Particulars were prepared in January 2018. Photographs taken September 2017.

Contracts and Quotas

It is believed that there are no contracts or quotas attached to the land.

Basic Payment Scheme

The Basic Payment Scheme Entitlements are held by the tenant and are not included in the sale.

Environmental Schemes

The Vendor is not aware of any environmental schemes being in place over the land.

Plans, Areas and Schedules

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

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. We understand there to be a Bridleway/National Trail running east to west across the holding just below the woodland.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

Disputes

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall

be referred to the arbitration of the selling agent, whose decision acting as expert shall be final. The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewing

It is anticipated that set viewing days will be arranged. Please contact the Vendor's agents for further details. Viewing is strictly by appointment only.

Health & Safety

The Property is part of a working farm and therefore, viewers should be careful and vigilant whilst on the holding. Neither the Vendor nor the Vendor's agents are responsible for the safety of those viewing the Property and accordingly those viewing the Property do so at their own risk.

Vendor's Solicitors

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