



Land at Wysall, Nottinghamshire – Approximately 42.23 acres

# Land at Wysall, Nottinghamshire

A block of well maintained pastureland in the quiet village of Wysall

Grantham 7.9 miles, Nottingham 9.7 miles,  
Melton Mowbray 12.2 miles

A mix of Grade 2 & 3 land

Approximately 42.23 acres (17.10 hectares)  
in total

**For sale as a whole by Informal Tender**  
**Deadline 12 noon on Friday 7th August 2026**

**Guide Price £400,000**

## Situation

The land is located to the south of the village of Wysall in Nottinghamshire and has vehicular access directly off Costock Road.

## The Farmland

The land extends to approximately 42.23 acres (17.10 hectares) in total.

The soil is classified as mix of Grade 2 & 3 under the Agricultural Land Classification of England and Wales and is slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils suited to grassland and arable as per LanIS Classification.

## Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

## Method of Sale

The land is offered for sale by informal tender on the following terms:

1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray LE13 1QF no later than 12 noon on Friday 7th August 2026. Late tenders will not be considered. Tenders may be submitted by email to: o.arnold@shoulers.co.uk.

2. Tenders should be submitted on the Tender Form in writing and placed with a sealed envelope marked "Land at Wysall, Nottinghamshire FAO Oli Arnold". All tenders must be made by a named Buyer with their full home address, telephone number and email address provided as well as details of the solicitor acting. The Tender Form is available from Shouler & Son, the Seller's agent.

3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids. No escalating tenders, linked tenders or tenders made with reference to others will be considered. No tenders will be considered that are subject to obtaining planning permission.

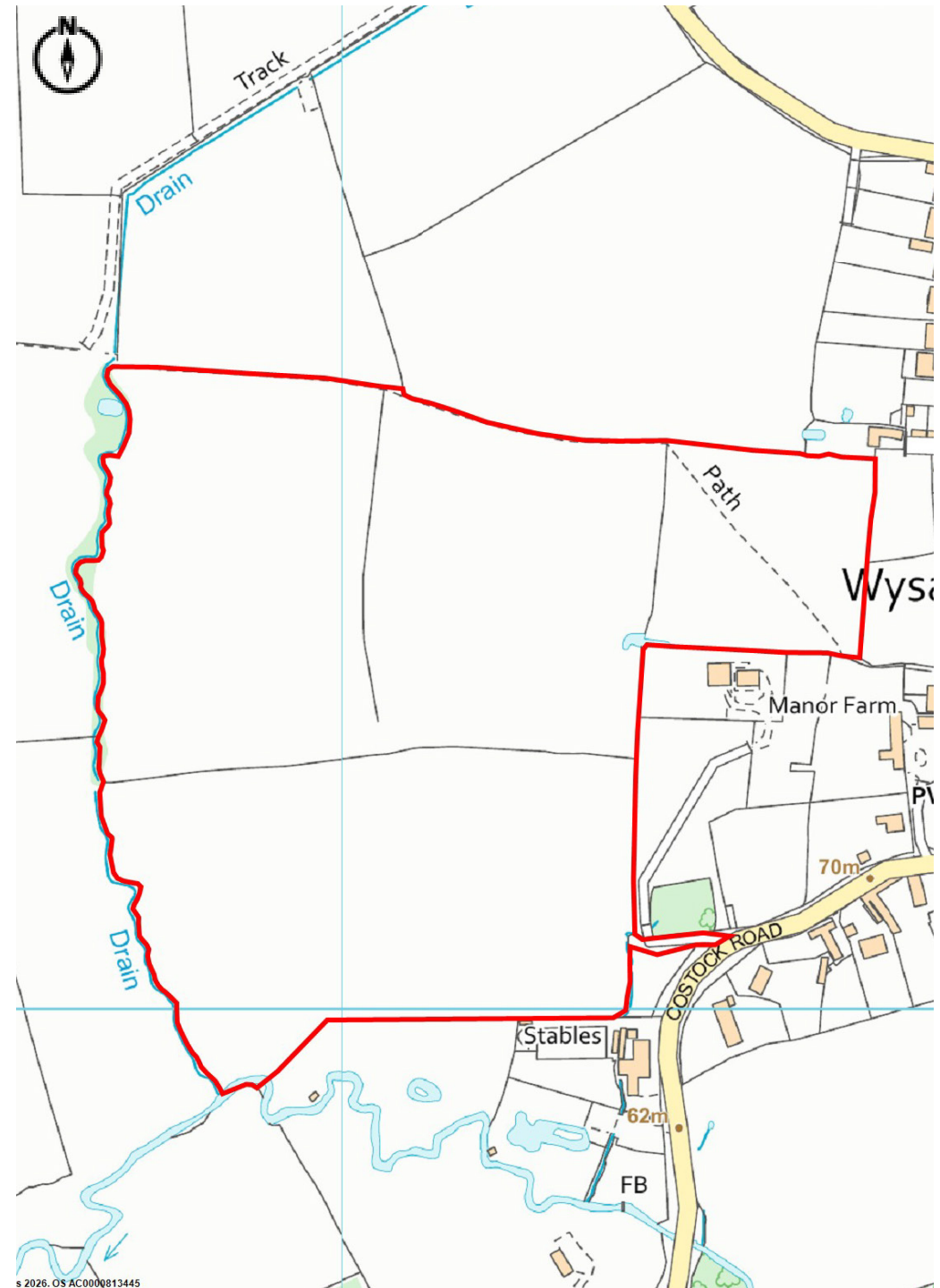
4. The seller does not undertake to accept the highest or indeed any tender made.

5. Tenders must be accompanied with evidence of finance or funds for the purchase.

6. Tenders are invited for the land using the Tender Form available on request from Shouler & Son, the Seller's agent.

## Services

There are no known services connected to the land.



## Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

There is a public footpath running through the land. The public footpath traverses the northern & eastern aspects of the land.

There is also a permissive right of way which was instated by one of the sellers, to create a looped walkway around the fields from the gated entrance.

The land is sold with and to retain two rights of way to neighbouring properties. These do not cross the land and are accessed from Costock Road.

## Environmental Schemes

The land is currently in a legume fallow as per the Sustainable Farming Incentive scheme until December 2026.

## Sporting, Timber and Mineral Rights

All sporting & timber rights are included as so far as known. The land is offered for sale excluding all mines, minerals and mineral rights, which are reserved.

## Local Authority

Nottinghamshire County Council (County council) [www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk)

Rushcliffe Borough Council (District council) [www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

## VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## What3Words Access Point

///clotting.questions.dwarf



County Chambers, Kings Road, Melton  
Mowbray, Leicestershire LE13 1Q

**Oli Arnold**

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**AGENT'S NOTE**

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

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