

FOR SALE BY INFORMAL TENDER



**Land Forming Part of Willoughby Farm,
Norwell, Newark, Nottinghamshire, NG23 6JY**

An excellent opportunity to acquire blocks of Grade 3 arable & grassland with extensive road frontage. The land in total extends to 100.20 Acres (40.54 hectares) and is offered for sale as a whole or in up to five separate Lots. Expected to be of interest to a wide variety of purchasers including, local farmers, equestrian parties and investors.

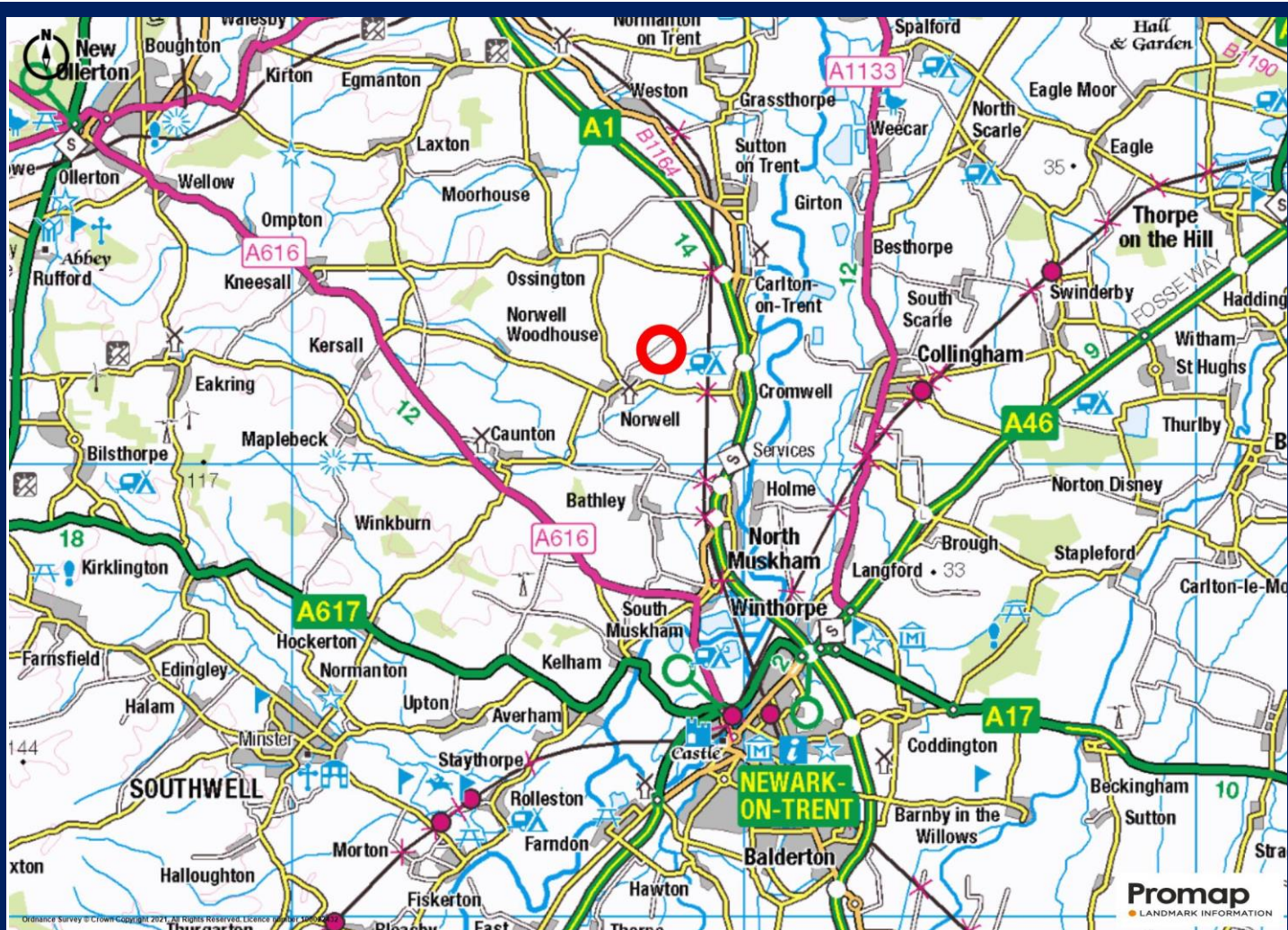
For sale as a whole or in up to five lots as follows:

Lot 1 – 26.97 Acres Lot 2 – 9.26 Acres Lot 3 – 3.10 Acres

Lot 4 – 47.11 Acres Lot 5 – 13.76 Acres

TO BE SOLD BY INFORMAL TENDER

CLOSING DATE FOR OFFERS WEDNESDAY 11TH AUGUST 2021 AT 12 NOON



LOCATION

The land at Willoughby Farm is located approximately ½ mile to the north east of Norwell village and approximately 2 miles to the west of the A1 at Carlton on Trent.

Newark town centre is 8 miles to the south, the city of Lincoln is approximately 13 ½ miles to the north east and the town of Mansfield is approximately 15 miles to the west.

DIRECTIONS

The land is found when travelling from Norwell village by turning north east signed Carlton on Trent where the farm is located after approximately ½ of a mile to the north east, on the right hand side of the lane. When travelling from Carlton on Trent, cross over the A1 signed Ossington and after approximately ¼ of a mile turn left (south) signposted Norwell, where after approximately 1 ½ miles the property may be found on the left hand side. The entrance gateways to the five individual lots are as indicated by Whittaker and Biggs "For Sale" signs.

VIEWINGS

The land may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss how so ever caused.

DESCRIPTION

LOT 1 – 26.97 ACRES (10.91 HECTARES) (HATCHED ORANGE ON THE ATTACHED PLAN)

GUIDE PRICE: £200,000 plus

Three regular shaped and productive fields being level and flat in nature. Parcels 1 and 3 currently have crops of Winter Wheat and parcel 2 is down to permanent pasture.

The Lot has good frontage to and access off the road and parcel 3 borders 'The Beck'.

Parcel No.	Description	Acres	Hectares
1	Arable	9.10	3.68
2	Grassland	8.39	3.40
3	Arable	9.48	3.83
	Total	26.97	10.91



LOT 2 – 9.26 ACRES (3.75 HECTARES) (HATCHED GREEN ON THE ATTACHED PLAN)

GUIDE PRICE: £75,000 plus

A useful regular shaped parcel of arable land currently growing a crop of Winter Wheat. Main road frontage and access directly off the council maintained road.

Parcel No.	Description	Acres	Hectares
4	Arable	9.26	3.75
	Total	9.26	3.75



LOT 3 – 3.10 ACRES (1.25 HECTARES)
(HATCHED BLUE ON THE ATTACHED PLAN)

GUIDE PRICE: £35,000 plus

A rectangular shaped level single parcel of permanent grassland well suited to the grazing of livestock and horses with direct access off and frontage to the council maintained road.

Parcel No.	Description	Acres	Hectares
5	Grassland	3.10	1.25
	Total	3.10	1.25



LOT 4 – 47.11 ACRES (19.06 HECTARES)
(HATCHED RED ON THE ATTACHED PLAN)

GUIDE PRICE: £330,000 plus

Six parcels of permanent pasture with parcel 6 having a double gated access and frontage to the council maintained road. Parcels 6, 7 & 8 have chiefly been grazed with cattle by the current occupier and parcels 9, 10 & 11 comprise of three parcels that have regularly been mown for silage and border 'The Beck' along the eastern boundary.

Parcel No.	Description	Acres	Hectares
6	Grassland	9.98	4.04
7	Grassland	4.21	1.70
8	Grassland	0.65	0.26
9	Grassland	13.56	5.49
10	Grassland	12.92	5.23
11	Grassland	5.79	2.34
	Total	47.11	19.06



LOT 5 – 13.76 ACRES (5.57 HECTARES)
(HATCHED PURPLE ON THE ATTACHED PLAN)

GUIDE PRICE: £110,000 plus

An excellent field enclosure with access off and frontage onto the council maintained road. A rectangular shaped productive parcel currently growing a crop of Winter Wheat.

Parcel No.	Description	Acres	Hectares
12	Arable	13.76	5.57
	Total	13.76	5.57



GENERAL INFORMATION

FENCING COVENENT

In respect of **Lot 4** following completion the vendor will arrange for a fence to be erected between points 'A' to 'B' to 'C' as marked on the plan and he will also arrange for a gate to be installed where indicated on the plan.

Following the erection of the fence the future responsibility for the maintenance will pass to the purchaser of Lot 4.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

In respect of **Lot 4** the seller is to retain a Right of Way for all purposes and for all times along the route shaded yellow on the plan and which is from the existing roadside gateway, marked by point 'A' on the plan to the position where the new gateway is to be installed.

The land is sold subject to and with the benefit of all existing rights, including Rights of Way whether public or private, light, drainage, water and electricity supply and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

WATER SUPPLY

Following completion of the sale the seller will arrange for all mains fed water supplies coming from the farm steading to the individual lots to be disconnected. Located within the sellers retained land there is a borehole as marked on the attached plan. Following completion the seller has agreed to install a 48 v solar pump and the purchasers of the individual lots will be granted such rights and easements as required so as to connect into this supply should they elect to.

The seller has had the quality of the water from the borehole tested and a copy of the test result is available from the selling agents upon request

TENURE AND POSSESSION

The land is sold freehold.

The grassland parcels are currently subject to a Grazing and Mowing Licence with a local farmer and which terminates on 30th September 2021 and vacant possession will be granted following the termination date of the agreement.

In respect of Lots 1, 2 & 5, the arable parcels 1, 3, 4, and 12 are subject to a Farm Business Tenancy Agreement and which expires on the 30 September 2021 and vacant possession will be granted following the termination date of the agreement.

BASIC PAYMENT SCHEME

The land is eligible for the Basic Payment Scheme, however no Entitlements are included with the sale of the land, but may be available to purchase by way of separate negotiation following completion.

SPORTING RIGHTS

These are believed to be included.

ENVIRONMENTAL SCHEMES

The land is not subject to any current Environmental Schemes, but in the past it has been entered into the Entry Level Scheme as well as a Countryside Stewardship Scheme which terminated in 2012.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, Nottinghamshire, NG24 1BY
Tel: 01636650000

SOLAR FARM POTENTIAL

The seller has entered into the early stages of discussions with a Solar Farm Developer who are looking at the potential for the land. To date no legal agreements have been entered into and informal discussions are ongoing.

SALE PLANS

The sale plans have been provided by the agents for the convenience of prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct by any error, omission, or miss statement shall not affect the sale. The purchasers must satisfy themselves as to their accuracy.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be required to provide photographic identification and a utility bill providing residency to enable us to comply with the Anti Money Laundering Regulations prior to the acceptance of any offer made for the property.

METHOD OF SALE

The property is offered for sale by Informal Tender.

The closing date for offers to be received by is 12 noon on Wednesday 11th August 2021.

A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered.

All Tender Forms should be addressed to "Mr P Kirton-Darling, Whittaker and Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU and marked in bold and in inverted commas **"Land at Willoughby Farm – PKD"**

The vendor reserves the right to not accept the highest or any offer and all offers submitted are Subject to Contract.

DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

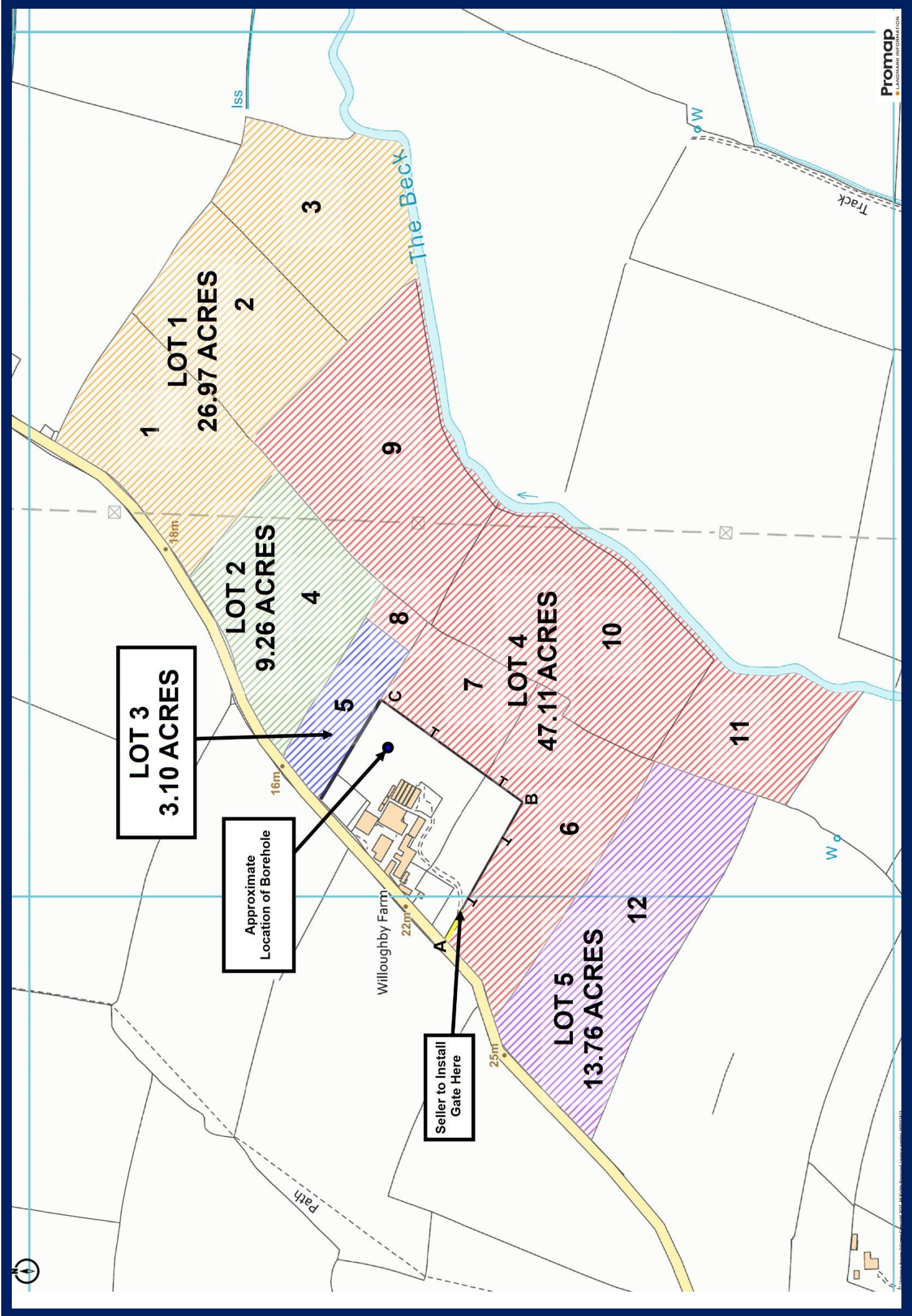
ADDITIONAL INFORMATION CONTACT

Peter Kirton-Darling MRICS FAAV
Simon Lewis BSc Hons (Assistant)
Whittaker and Biggs
45-49 Derby Street
Leek
Staffordshire
ST13 6HU
Tel: 01538 372006
Email: peter@whittakerandbiggs.co.uk
Simon.lewis@whittakerandbiggs.co.uk

PARTICULARS

Particulars written June 2021
Photographs taken June 2021

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.



LOT 3
3.10 ACRES

Approximate
Location of Borehole

Seller to Install
Gate Here

LOT 1
26.97 ACRES

LOT 2
9.26 ACRES

LOT 4
47.11 ACRES

LOT 5
13.76 ACRES

Land Forming Part of Willoughby Farm,
Norwell, Newark, Nottinghamshire, NG23 6JY

TENDER FORM

I/We Name
Of Address
.....
.....
Telephone
Number:
Email:

I/We wish to offer the following sum of money for the following Lot/Lots:

Lot	Offer
Lot 1 – 26.97 acres	£..... Words.....
Lot 2 – 9.26 acres	£..... Words.....
Lot 3 – 3.10 acres	£..... Words.....
Lot 4 – 47.11 acres	£..... Words.....
Lot 5 – 13.76 acres	£..... Words.....
As a Whole	£..... Words.....

In the event of my/our offer being successful my/our Solicitor is as follows:

Name

Firm

Address

.....

.....

Telephone No

Email:

That in order to complete the purchase:

Cash funds are available: YES/NO

Mortgage funding will be required: YES/NO

That our mortgage offer is subject to the following conditions:

.....

Subject to sale of existing property: YES/NO

PLEASE NOTE:

Best and final offers to be received by: Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU by 12 noon on Wednesday 11th August 2021 and are to be submitted strictly in accordance with the following conditions and provisions:

1. Offers should be in a sealed envelope marked: **"LAND FORMING PART OF WILLOUGHBY FARM- PKD"** and marked for the attention of Mr. P Kirton-Darling, Whittaker & Biggs, 45-49 Derby Street, Leek, Staffordshire, ST13 6HU.
2. The offer should contain the following:
 - a. The name and address of the prospective purchaser.
 - b. An offer in pounds sterling set out in both numbers and words.
 - c. The name and address of the prospective purchaser's Solicitor.
 - d. Offers are to be subject to contract only.
 - e. A reference to provide proof of funding should accompany the offer.
 - f. The Vendor reserves the right not to accept the highest or any offer.
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered.
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.