



112.59 Acres - Land at Caddow Wood Farm, Mill Lane

North Leverton | Retford | Nottinghamshire | DN22 0BA

For Sale as a Whole or in suitable Lots

Guide Price £825,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

112.59 Acres - Land at Caddow Wood Farm

Mill Lane | North Leverton

Retford | DN22 0BA

Guide Price £825,000

PGM&CO, in joint agency with Silcock and Partners, are pleased to offer 112.59 Acres (45.57 Ha) of arable and woodland at Caddow Wood Farm, North Leverton. The parcels of productive arable land and established woodland are offered for sale by Private Treaty as whole or in suitable Lots.

- 112.59 Acres Land at North Leverton
- Established Woodland (22.97 Acres)
- Available as a whole or in suitable Lots
- Productive Grassland (89.62 Acres)
- For Sale by Private Treaty

Location

The land is situated to the west of North Leverton and on approaching the village along Retford Rd, turn left as signposted for Leverton windmill onto Mill lane, follow the track and continue around the right hand bend onto Dunston Road where the land will be found located on the left and right hand side, identified by our sale boards. The land is close to the nearby towns of Retford, Newark and the City of Lincoln.



Description

Productive blocks of grassland and woodland and capable of growing above average yields of combinable/grass crops. The land amounts to approximately 112.59 Acres (45.57 Hectares) (with access from Dunstone Road (track) which leads onto Mill Lane, North Leverton.

The land is classified as Grade 3 by the the Land Classification map for the region.

Services

All interested parties should check with service providers as to the availability of services.

Rural Payments/Environmental Schemes

There are no Entitlements included in the sale. Any delinked payments will be retained by the Seller.

Sporting Rights, Timber & Mineral Rights

All rights are included within the sale.

Method of Sale

The land is available for sale by Private Treaty - as a whole or in suitable Lots.

Tenure & Possession

The property is being offered for sale Freehold with Vacant Possession available on completion.

Easements & Rights of Way

The land is to be sold subject to and with benefit of all rights of way whether private or public, drainage, water, electricity and any other rights, easements, wayleaves etc whether referred to or not in these particulars.

Plans, Areas & Schedules

These have been produced as accurately as possible from 1:2500 scale sheets. These are published for convenience and whilst they are believed to be accurate this is not guaranteed, nor will they form part of any contract sale plan.

VAT

VAT will not be chargeable on the sale.

Schedule

OS Sheet No.	Description	Area (Ha)	Area (Ac)
4503	Woodland	3.24	8.01
6603	Grassland	2.38	5.88
9903	Woodland	6.06	14.96
2904	Grassland	3.88	9.59
3093	Grassland	1.38	3.41
4129	Grassland	5.96	14.73
5106	Grassland	2.72	6.72
6924	Grassland	10.63	26.27
9630	Grassland	5.83	14.41
9112	Grassland	2.22	5.49
0616	Grassland	1.27	3.14
TOTAL		45.57	112.59

Viewing

At any reasonable time whilst in possession of a set of sales particulars.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Joint Agent

Silcock & Partners, Gamston Wood Farm, Upton, Retford, Nottinghamshire DN22 0RB

Contact: Tim Silcock MRICS

01777 717559 / 07964977724

Info@silcockandpartners.co.uk

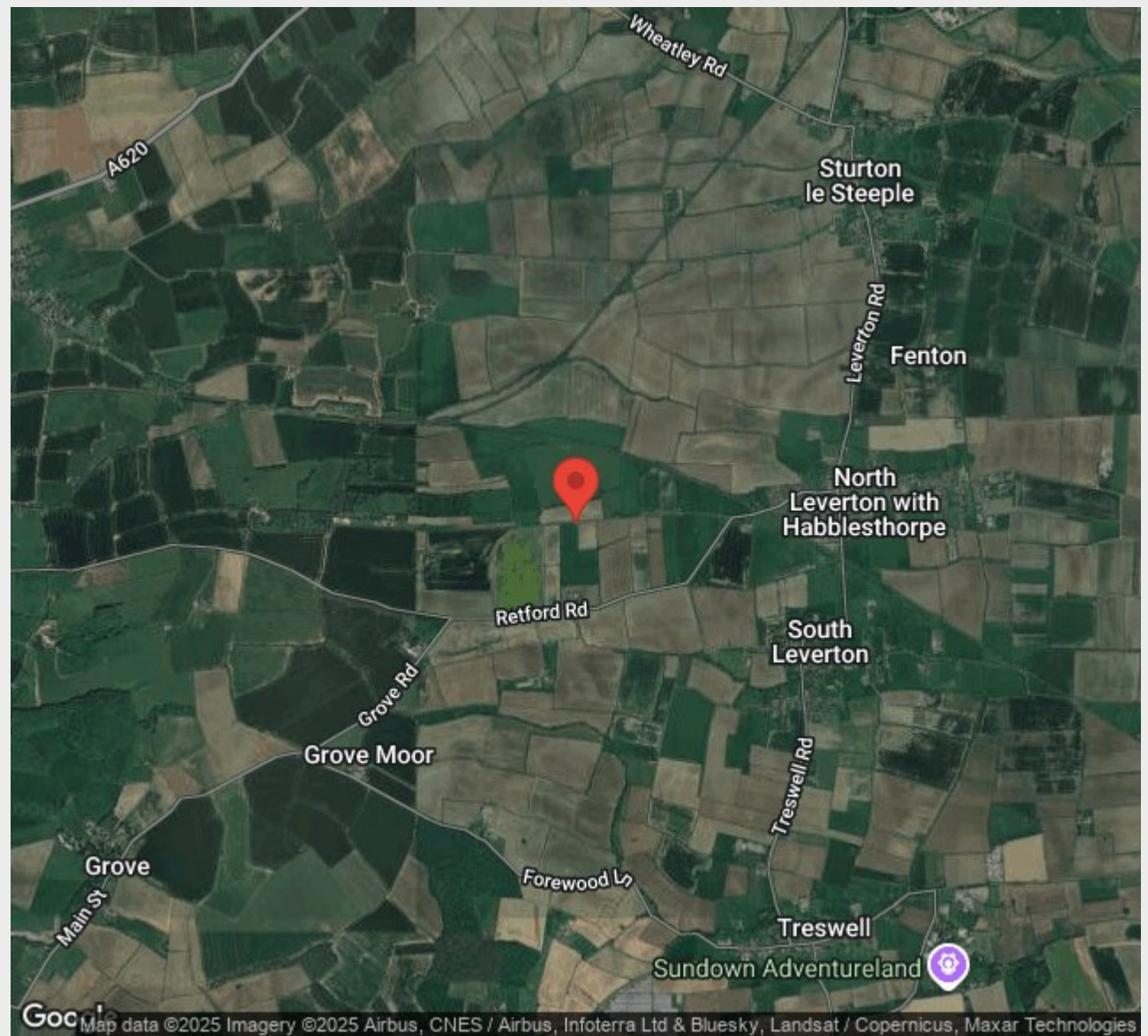
Solicitor

Jones & Co Solicitors (Ref: Anna Littleworth)

5 Churchgate, Cannon Square, Retford, Nottinghamshire, DN22 6PB

T: 01777 703827

E: info@jonessolicitors.co.uk



Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.