

46.17 Acres - Cleveland Hill Farm, Tuxford

Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

46.17 Acres - Cleveland Hill Farm

Cleveland Hill | Tuxford

East Markham | NG22 0PH

Guide Price £450,000

Jointly with Silcock and Partners, PGM&CO are pleased to offer 46.17 Acres of Land at Cleveland Hill Farm, Tuxford. Arranged in a convenient block and offering direct highway access, the land is an appealing commercial agricultural prospect and offers possible amenity potential (stp).

- 46.17 Acres Arable Land
- Direct Highway Access
- Convenient Block
- Rural and Amenity Potential (stp)

Location

Cleveland Hill Farm is situated in a rural setting near Tuxford, Nottinghamshire, surrounded by open countryside and agricultural land. Tuxford offers a range of local amenities, with further facilities available in Retford and Newark-on-Trent. The property benefits from convenient access to the A1, providing road links to the wider region.







Description
The land extends to approximately 46 acres (18.62 hectares) of arable land situated near Tuxford, Nottinghamshire, within an attractive open countryside setting. The surrounding area is predominantly established farmland and rural properties, with convenient access to the local road network, including the A1.

The land is classified as Grade 3 on the Agricultural Land Classification (ALC) map for the region. It is of the Worcester series, being fine loamy over clayey soils.

Farmed in a traditional rotation, the land is comprised of productive arable and grassland compartments arranged in good commercial blocks. The land is capable of growing cereals, pulses, oilseeds and grasses and is best suited to combinable crops.

Access
The agricultural land is served by a private lane from Cleveland Hill which is a made up and adopted highway.

Rights of Way, Easements & Wayleaves
The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Third party rights of way are reserved over land highlighted blue on the enclosed plan, in order to access neighbouring property.

There is a public footpath along the farmland access drive and across the A1 bridge, in addition to one traversing the southern end of the property parallel with Folley House.

Services
No services are connected to the agricultural land. Prospective purchasers should make their own enquiries in this regard.

Overage
The land is subject to an overage clause for a period of 30 years from the date of completion. This will be triggered on the grant of planning permission. The overage will be 25% in any uplift in value from its existing use.

Boundaries
The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

Outgoings
Drainage Rates details are TBC.

Back Cropping
2022 - Winter Wheat
2023 - Winter wheat
2024 - Spring barley
2025 - Winter Rye
2026 - Winter OSR
2027 - Winter Wheat

Rural Payments/Subsidy Schemes
There are no Entitlements included in the sale. Any delinked payments will be retained by the Seller. The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.

Sporting, Timber & Mineral Rights
The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

Tenantright & Dilapidations
Where the sale gives rise to a claim for tenantright, successful purchaser(s) will be required to pay for any seeds, fertiliser, cultivations, sprays and acts of husbandry relating to any growing crops on the land based on CAAV costings and actual costs. Dilapidations are not allowed.

Tenure and Possession
The Land is sold subject to a Farm Business Tenancy. A Notice has been served, Vacant Possession is available from 28 September 2027. Early Entry may be available by prior agreement.

Plans & Areas
Plans and areas have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Method of Sale
The property is offered for sale by Private Treaty as a whole.

Joint Agent
Silcock & Partners
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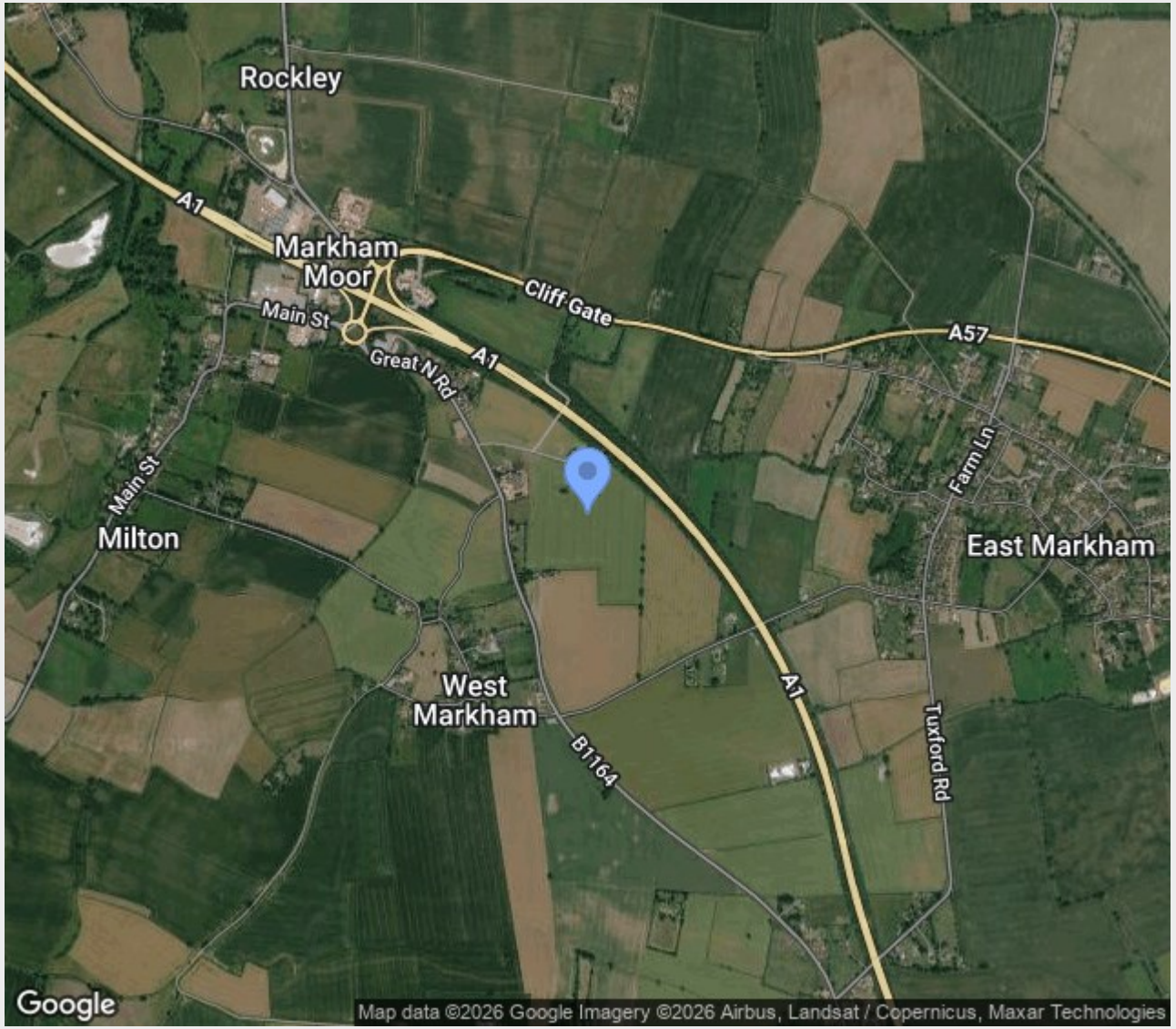
Buyer Identity Check
Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing
Viewing is strictly by appointment via the Selling Agent.









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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.