



2.70 acres (1.10 Ha) of Land at Bradmore, Nottingham

Land at Bradmore, Nottingham

A parcel of well-maintained pastureland in the village of Bradmore.

Nottingham 6.4 miles, Loughborough 9.1 miles, Melton Mowbray 15.2 miles

Comprising of Grade 2 land Approximately 2.70 acres (1.10 hectares) in total

For sale by Private Treaty

Guide Price £130,000

Situation

The land is located on the northern side of Bradmore in Nottinghamshire and has direct vehicular access.

The Land

The land extends to approximately 2.70 acres (1.10 hectares) in total and is classified as Grade 2 under the Agricultural Land Classification for England and Wales. Occupying an attractive edge-of-village position, the land is enclosed by mature, well-established hedgerows together with post and wire fencing and benefits from a mains-fed water trough. The parcel is ideally suited to livestock grazing and, given its size, location and boundaries, is also likely to appeal to purchasers seeking land for amenity, equestrian or recreational purposes, subject to any necessary planning consents.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand and having informed Shouler & Son. Viewing is at your own risk.



Method of Sale

The freehold land is offered for sale as a whole by way of Private Treaty with vacant possession on completion.

Overage

The property will not be subject to an overage.

Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves. A bridle path runs adjacent to the fields entrance and goes from south to north up the track.

Services

The land benefits from mains water. The vendor reserves the right to install & connect a new, separate water meter from the current water pipe to a neighbouring parcel.

Title

Registration of the land has been submitted to HM Land Registry. The Seller's solicitor has advised the land is likely to be registered with title and is to request HM Land Registry expedite the application once a sale has been agreed, should registration of the land not have been completed by that time.

Local Authority

Nottinghamshire County Council (County council) www.nottinghamshire.gov.uk

Rushcliffe Borough Council (District council) 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

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Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

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5. Site plans and floor plans are for guidance purposes only and are not to scale.

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.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

