



**Land at Bell Close, Barkestone Lane, Redmile,  
Nottingham, NG13 0GQ**

  
**ANDREW  
GRANGER & CO**  


Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

2.88 acres of level  
pastureland known as  
Land at Bell Close with  
roadside access and  
frontage onto  
Barkstone Lane.

**£60,000**







#### LOCATION

The land is accessed off Barkestone Lane, approximately 0.7 miles North West of the village of Redmile, 7 miles west of Grantham and 10 miles North of Melton Mowbray.

The land will be clearly identifiable by our 'For Sale' board at the gateway.

What3Words:/// ///averts.bullion.apartment

#### GUIDE PRICE

The land is being marketed at a guide price of £60,000.

#### METHOD OF SALE

The land is offered for sale via private treaty. The agents are now inviting best offers with a deadline of Friday 15th August at 12 noon.

#### LAND CLASSIFICATION AND SOIL TYPE

The land is classified as grade 3 agricultural land according to the Natural England Agricultural Land Classification Maps.

LandIS Soilscales defines the soil type as lime-rich loamy and clayey soils with impeded drainage (Soilscale 9).

#### SERVICES

The land is not connected to any mains services.

#### TENURE

The land is sold freehold with vacant possession upon completion.

#### LAND REGISTRY

The land is unregistered.

#### VAT

In the event that any part of the land is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

#### ENVIRONMENTAL SCHEMES

The land is not subject to any Sustainable Farming (SFI) or Countryside Stewardship Schemes (CSS).

#### FLOOD ZONE

The South West half of the field is Flood Zone 1, with the North East being in Flood Zone 2 and 3.





#### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The agent is not aware of any rights of way, wayleaves or easements that cross the land.

The property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

#### SPORTING, TIMBER AND MINERAL RIGHTS

Where owned, the land will be sold with all sporting, timber and mineral rights.

#### RATES AND OTHER OUTGOINGS

The property is sold subject to any other rates and outgoing which the purchaser will be liable for.

#### DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to an uplift clause whereby 30% of any increase in value arising from development or the grant of planning permission (excluding uses for agriculture and equestrian purposes) will be payable to the vendor for a period of 30 years from the date of completion.

#### VIEWING

Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars.

#### PLAN

The plan and red lines are based on Ordnance Survey data and provided for reference purposes only. The vendor not the Vendor's agent are responsible for defining the boundaries or the ownership.

#### FURTHER INFORMATION

For any further information, please contact:

Eloise Baker, MSc, BSc  
Sheldon Bosley Knight  
T/A Andrew Granger & Co.  
44-46 Forest Road  
Loughborough  
LE11 3NP

Tel: 01509 243720

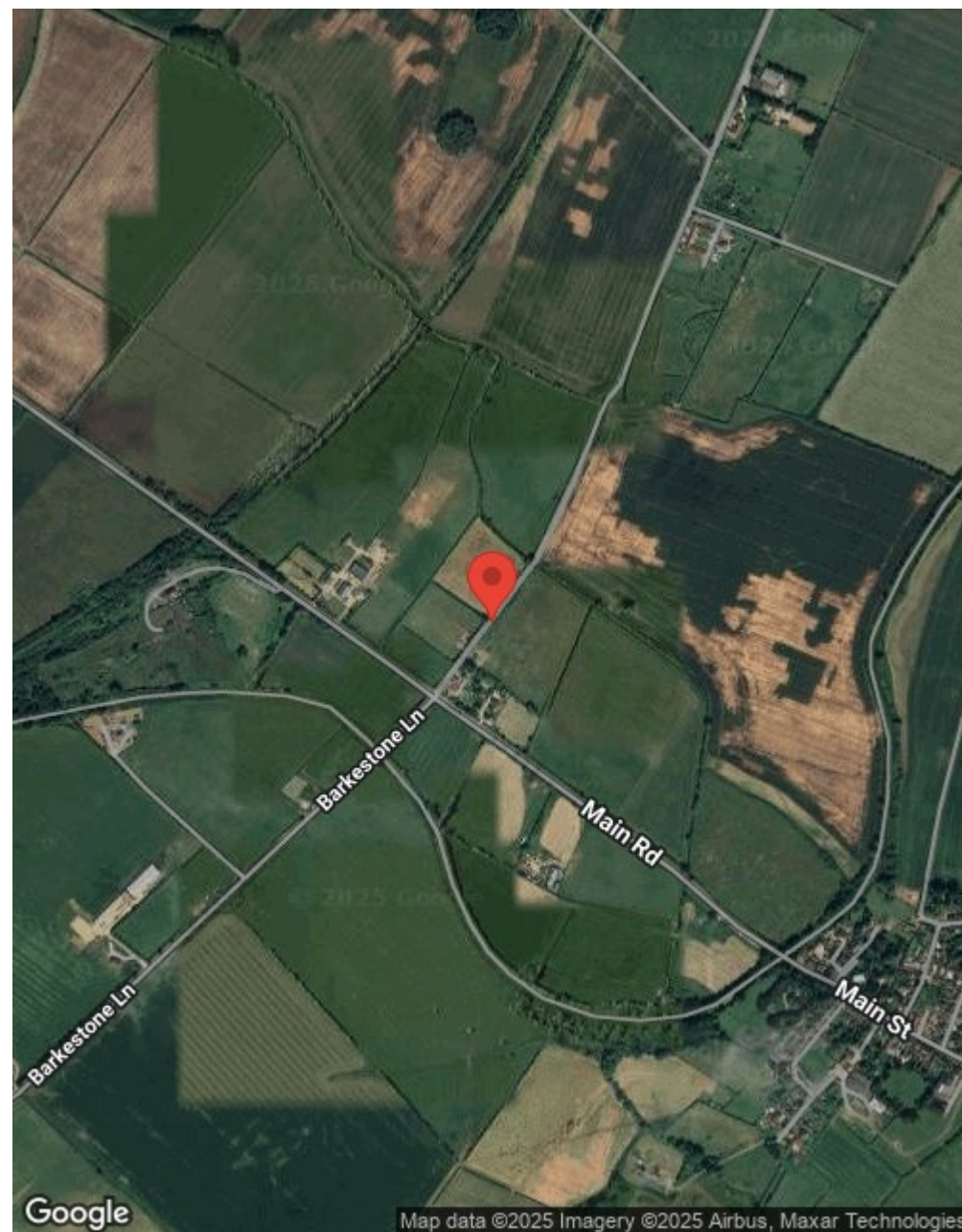
E-mail: [eloise.baker@sheldonbosleyknight.co.uk](mailto:eloise.baker@sheldonbosleyknight.co.uk)



## Plan



## Map







**For any further information, please contact Eloise Baker at the Loughborough Rural office on 01509 243720**

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit and must not be inferred that any item is included for sale within the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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