

01476 514455 | grantham@brown-co.com



**GRANGE FARM, HAWTON, NEWARK,
NOTTINGHAMSHIRE**
GUIDE £4,100,000

216.87 HECTARES (535.90 ACRES)

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 2 LOTS

FREEHOLD WITH VACANT POSSESSION

GRANGE FARM, HAWTON, NEWARK

SITUATION AND DESCRIPTION

Grange Farm extends to 216.87 hectares (535.90 acres) and comprises 144.06 hectares (355.98 acres) of highly productive arable land and 72.81 hectares (179.92 acres) of commercial woodland.

The land is classified mostly Grade 3 (with some Grade 2 in Lot 2) on the Agricultural Land Classification of England and Wales Map Sheet 112 Provisional Edition.

According to the Soil Survey of England and Wales there are three main soil types: Evesham 2 Association, described as slowly permeable calcareous clayey soils; Whimble 3 Association, described as reddish fine loamy or silty over clayey with slowly permeable subsoils; Fladbury 1 Association described as stoneless clayey soils in places calcareous.

The arable land is capable of producing heavy yields of a range of cereal crops. Cropping in recent years has included wheat, barley and oilseed rape. The land has been drained and plans are available on request.

The land is served by an excellent network of farm roads making all fields easily accessible.

Planting of some 63,000 trees in Lot 2 began in 2003. The majority of the trees are Poplar, but Oak, Ash and other broad leaf species have also been planted.



TENURE AND METHOD OF SALE

The property is freehold and available for sale with vacant possession as a whole or in 2 Lots, subject to holdover as set out below.

HOLDOVER AND EARLY ENTRY

Early entry following clearance of crops may be available on exchange of contracts with the exception of Fields 9176, 8238 and 1822 on the plan, which are being used to stage the Flintham Show and Ploughing Match on 22 September 2016. In the event that completion of the sale of Lot 1 takes place prior to this date, holdover will be required of these fields and the access roads thereto.

TENANTRIGHT

The Buyer(s) will pay in addition to the purchase price the full amount of Tenantright due to an outgoer under the Agriculture (Calculation of Value for Compensation) Regulations 1978-1983 in accordance with the prices and recommendations of the Lincolnshire Association of Agricultural Valuers including, where appropriate, enhancement. There will be no counter claim or allowance made for Dilapidations of any kind.

WIND TURBINES OPTION AGREEMENT

Lot 1 is the subject of an Option Agreement for the erection and operation of four wind turbines, each with a capacity of 2.3MW. An appeal against refusal of Planning Permission was recently overturned by the Secretary of State against the recommendation of the Inspector. The developer is intending to take the matter to Judicial Review. In the event of the Option being exercised and the development proceeding, there will be an uplift/clawback provision in favour of the Vendor. The Option Agreement is the subject to a confidentiality clause, meaning few details can be disclosed other than to genuinely interested parties. The Selling Agents will be pleased to discuss this matter with such genuinely interested parties.



FARMING

The Seller would be pleased to discuss terms to undertake farming the land for a non-farming buyer should that possibly be of interest.

BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register. The Seller will transfer the relevant number of Entitlements to the Buyer(s) in anticipation of the 2017 claim, subject to the Basic Payment Scheme Regulations. Details of the Entitlements are available from the Selling Agents.

CROSS COMPLIANCE

The Buyer(s) will be required to indemnify the Seller for any non-compliance that results in any penalty or reduction of the Seller's payment under the Basic Payment Scheme in relation to the 2016 claim.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and other rights, Easements, Quasi-easements and all Wayleaves, whether or not referred to in these Particulars.

ACCESS RIGHTS OF WAY

Rights of way to assist access to Lot 1 will be granted along retained farm roads between points A and B and C and D as shown on the plan. There will be no right of way between points B and D on the plan.

For the benefit of Lot 2 if sold separately, rights of way across Lot 1 will be granted between points E, F, G and H and E, F and J as shown on the plan.

VALUE ADDED TAX

Should the sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such Tax shall be payable by the Buyer(s) in addition to the contract price.



BOUNDARIES

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

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these Particulars or the interpretation thereof, the matter will be referred to an Arbitrator to be appointed by the Selling Agents.

PLANS AND AREAS

These have been prepared as carefully as possible by reference to digital OS Data and the Rural Land Register. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

VIEWING

Strictly by appointment only. Please call 01476 514455 to make an appointment.

HEALTH AND SAFETY

The property is part of a working farm and therefore, viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

STEWARDSHIP

The land has been entered into the Entry Level and Higher Level Stewardship Schemes. The Schemes run until 30 September 2019 and further details are available on request. The Buyer(s) will be obliged to take over the schemes and to indemnify the Seller in the event of any non-compliance.

WOODLAND GRANT SCHEME

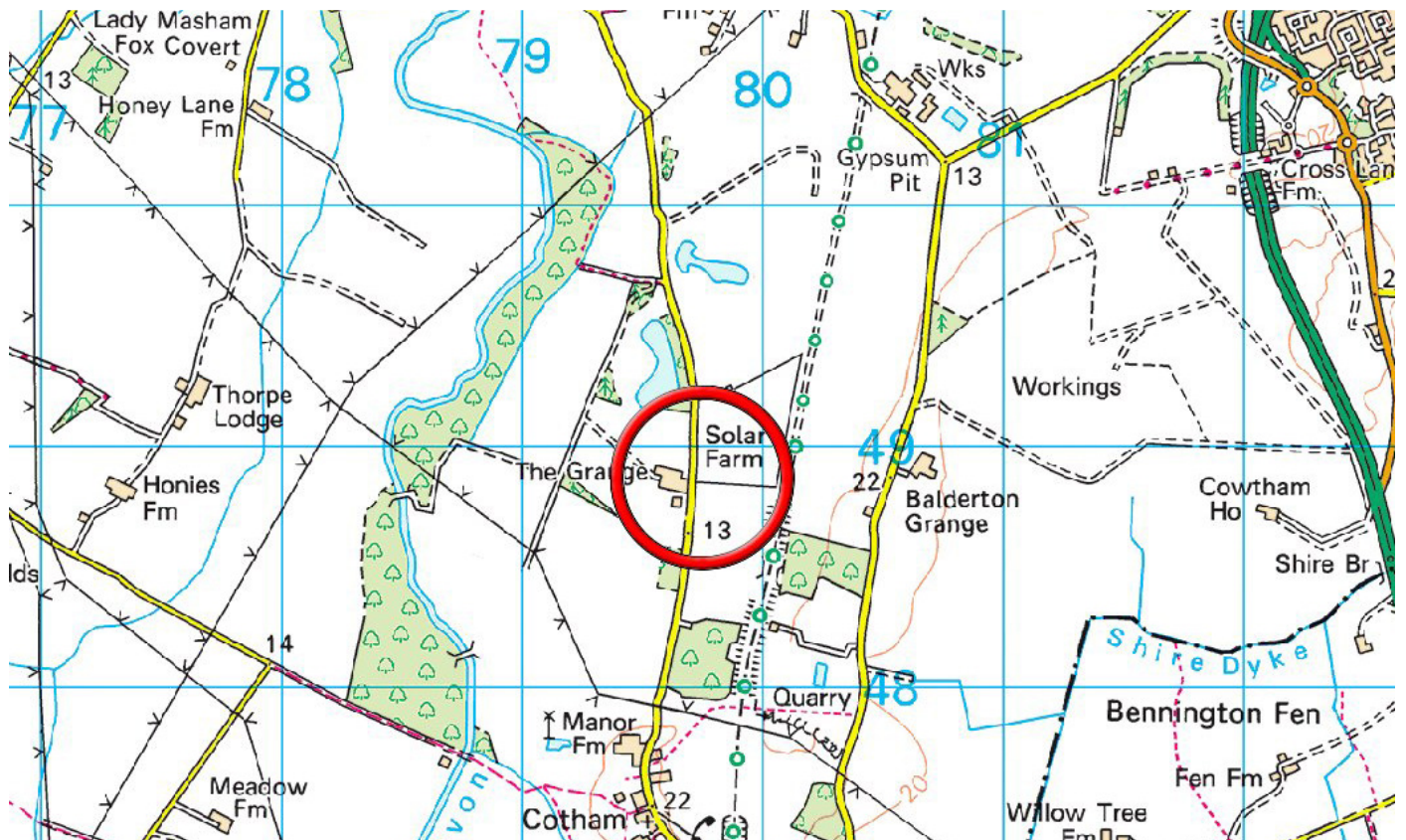
The majority of Lot 2 has been entered into the Woodland Grant Scheme. Further details are available on request. The Buyer(s) will be required to take over the scheme and to indemnify the Seller in the event of any non-compliance.

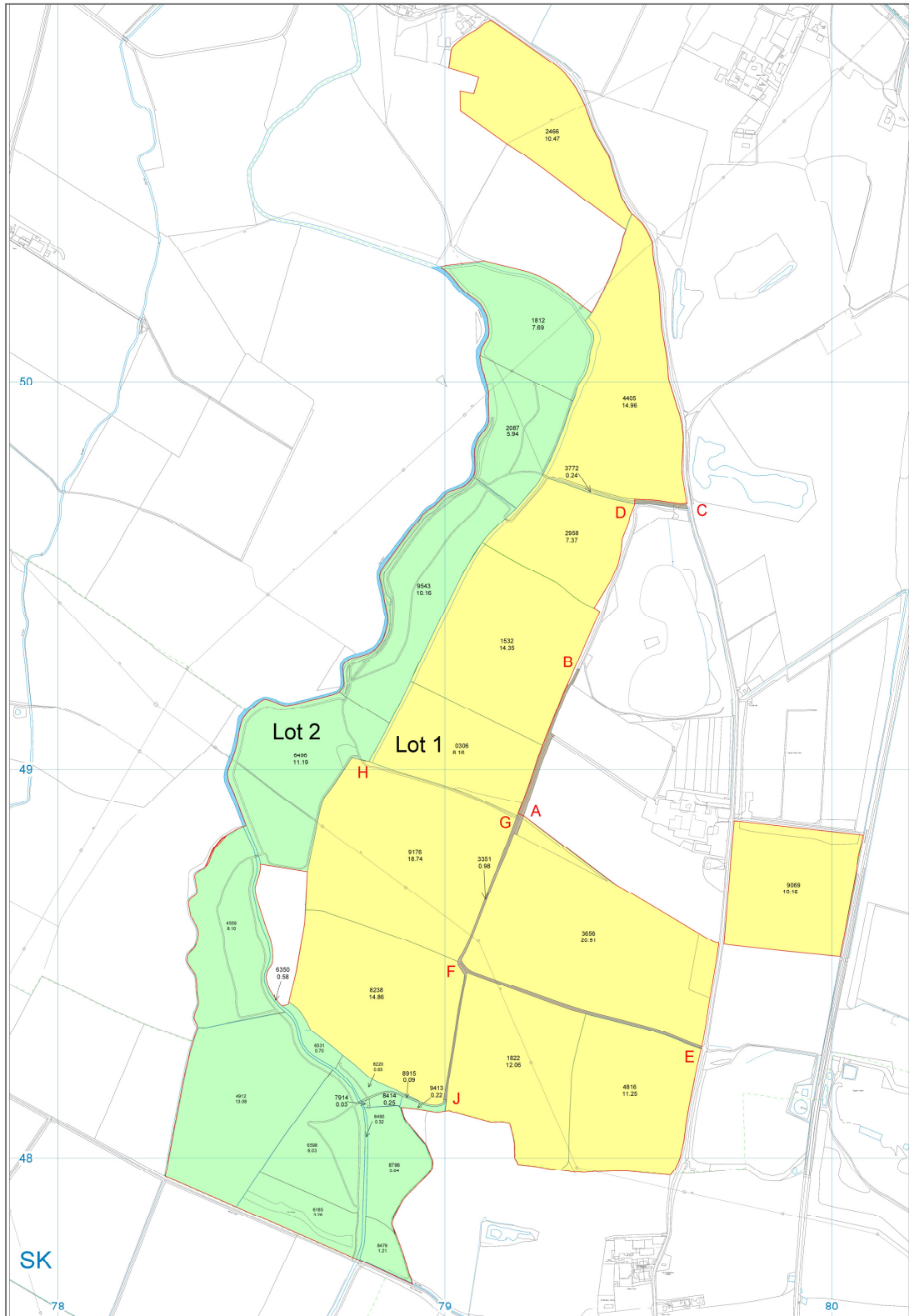
SELLER'S SOLICITORS

Roythornes
Enterprise Way
Spalding
Lincolnshire PE11 3YR

SELLING AGENTS

Brown & Co
Granta Hall
Finkin Street
Grantham
Lincolnshire NG31 6QZ
Tel: 01476 514455
Contact: Richard Godson
Email: richard.godson@brown-co.com





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.