



**Agricultural Land (46.9 Acres) Rolleston,
Newark, NG23 5SE**

**Guide Price £400,000 (or
available in 2 lots)**

Tel: 01636 611811



- Productive Arable Land
- 25.673 Acres, Farndon Lane, Rolleston
- Light Sand/Gravel/Loam
- Vacant Possession After 2024 Harvest
- 21.225 Acres, Station Road, Rolleston
- Available as a Whole or in 2 Lots
- Land Capable of Growing Roots
- High Yielding Cereals

Arable Land in 2 blocks, situated on Station Road and Farndon Lane, Rolleston near Newark.

Lot 1 - 21.225 Acres, Station Road, Rolleston ***Guide Price £180,000***

Lot 2 - 25.673 Acres, Farndon Lane, Rolleston ***Guide Price £220,000***

Available as a whole or in 2 lots.

The land is a light sand/gravel loam capable of growing cereals and high yielding root crops. The land is generally in good heart, despite the exceptionally wet winter conditions prevailing.

Access to both blocks is capable of accommodating modern machinery.

The land has been well farmed and is in good heart.

21.225 ACRES, STATION ROAD, ROLLESTON

Situated south east of the village, adjacent to the main built area, the land is accessed from Station Road which is made up and adopted. The River Greet runs along the eastern boundary. The owners believe, historically, they own the piscatorial rights on the River Greet bank. Previously they allowed members of the Nottingham Piscatorial Society to fish the Greet,

CROPPING

The land will be growing potatoes 2024. Maize was grown 2023 and Winter Barley the previous year.

IRRIGATION LICENCE

We understand a licence to extract water from the River Greet has been previously granted. Purchasers are advised that they should make their own enquiries and licence application.

GAS PIPELINE

A gas pipeline crosses the land close to, and parallel with the south east boundary. There is no wayleave payment, the sellers having previously taken a lump sum payment.

FISHING RIGHTS

Piscatorial rights are unknown. We are informed that Nottinghamshire Piscatorial have previously fished the River Greet.

RIGHT OF WAY

A public footpath crosses the land in a southerly direction from Holy Trinity Church.

25.673 ACRES, FARNDON LANE, ROLLESTON

The land is situated to the west of Fiskerton Road. Farndon Lane a green lane, is approximately midway between Fiskerton and Rolleston. Farndon Lane is a good solid track providing access to the land.

CROPPING

The land is currently growing Winter Barley, with approximately 5 acres down to Maize. Potatoes 2023, Barley 2024.

IRRIGATION

We understand an Irrigation Licence has been granted for extraction from the River Trent. Purchasers are advised that they should make their own enquiries and licence application.

EASEMENTS

Access is by a long established right of way on the green lane.

GENERAL REMARKS

TENURE

The land is offered for sale freehold, with vacant possession on completion following the 2024 harvest.

SUBSIDIES AND GRANTS

The land is registered on the Rural Land Registry. The outgoing tenant has claimed and will retain the 2023 basic payments (BPS) of any subsequent payments based on previous entitlements and historical claims.

"Delinked payments" are replacing the BPS, and purchasers are advised to take professional advice or guidance from DEFRA regarding the reference amount on which delinked payments will be based and can be transferred to a new owner.

TENANTRIGHT

The land is to be sold free of any Tenantright claim.

SERVICES

There are no mains services connected to the land.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included in the sale, insofar as they are owned.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

METHOD OF SALE

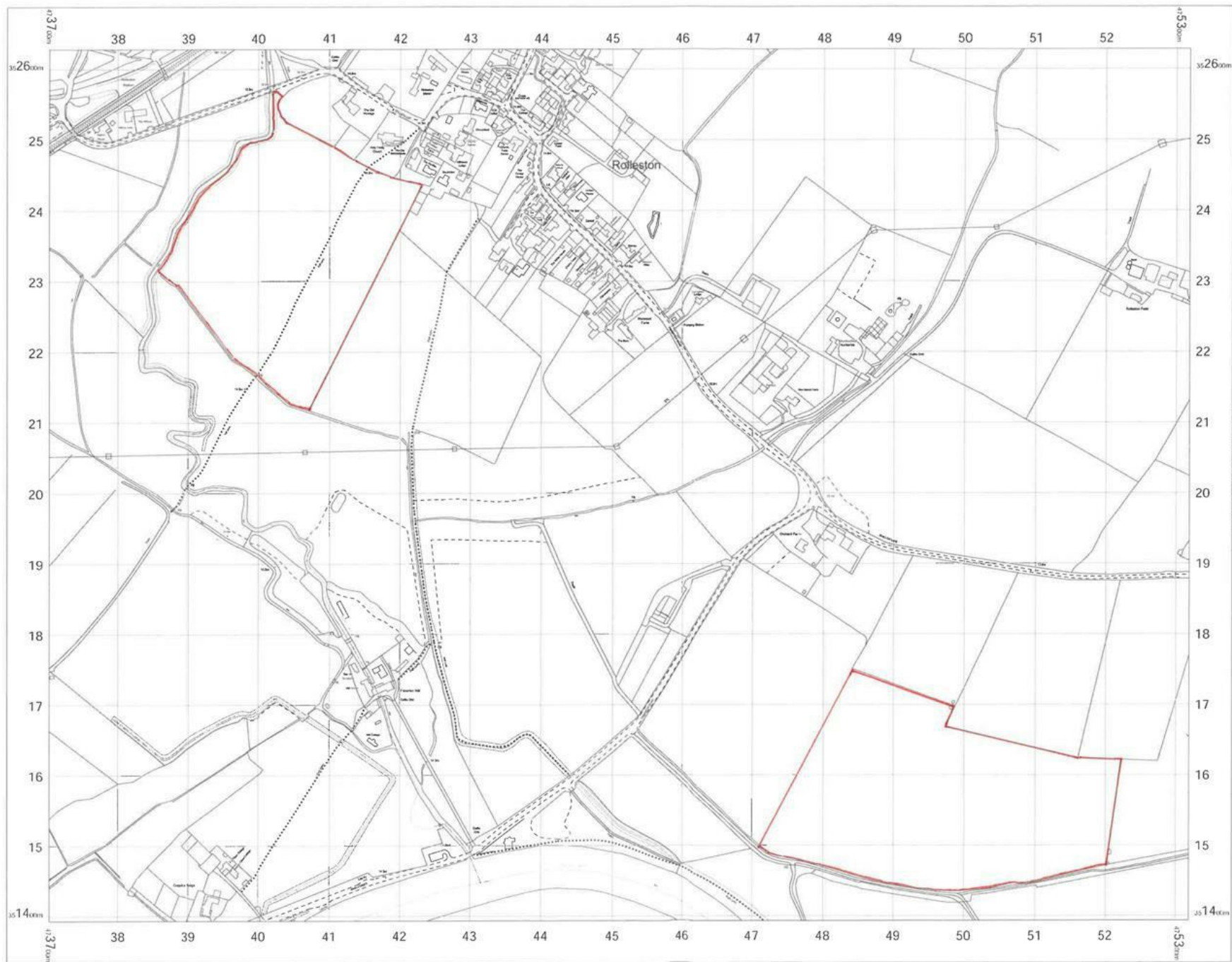
Offers in excess of the Guide Price are invited subject to contract. Prospective purchasers will be informed of a closing date for offers. Best and final offers will be invited in writing, and proof of funding will be required.



21.225 Acres, Station Road, Rolleston



25.673 Acres, Farndon Lane, Rolleston



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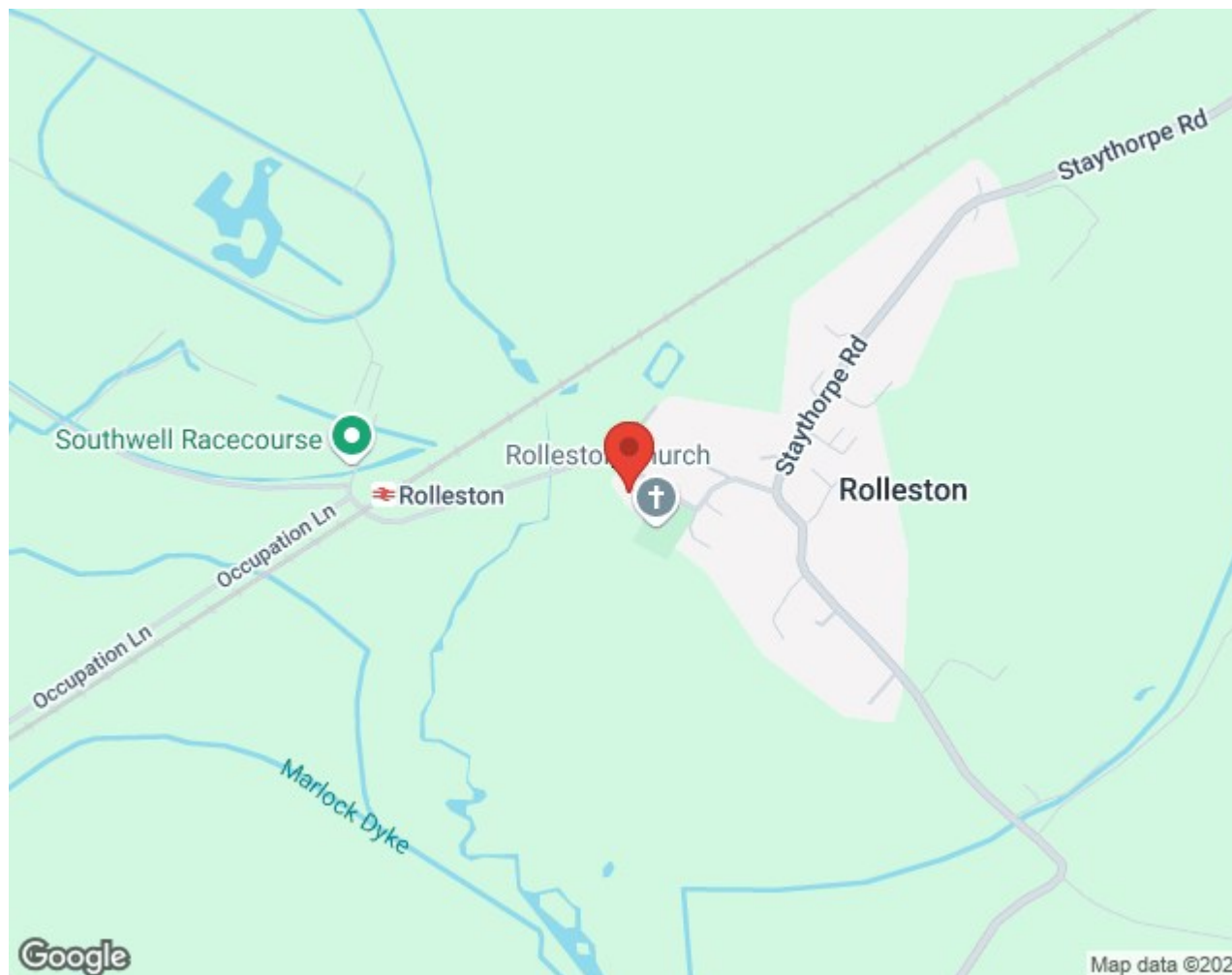
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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