



Land and Buildings at Ivy Farm, Kinoulton, Nottinghamshire



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Main Street, Kinoulton,
Nottinghamshire NG12 3EL

Approximately 213.99 acres (86.30 hectares) of pasture and arable land together with a versatile range of agricultural buildings that may be suitable for conversion and alternative use subject to any required planning or other consents.

Nottingham 8 miles, Melton Mowbray 8½ miles

For sale as a whole
Guide Price £2,000,000

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Situation

The property is conveniently located near to the A46 in the village of Kinoulton in Nottinghamshire, with vehicular access directly off Main Street.

The Farmland

The land extends to approximately 213.99 acres (86.30 hectares) in total. This comprises of about 161.70 acres (65.44 hectares) of pasture land and 52.29 acres (21.16 hectares) of arable land.

The land is classified as Grade 3 in the Agricultural Land Classification of England and Wales and is predominately of the Evesham 2 soil association, being described as slowly permeable calcareous clayey soils with some slowly permeable seasonally waterlogged non-calcareous clayey and fine loamy or fine silty over clayey soils suited to winter cereals and grassland.

A cropping history is available from the vendor's agent upon request.

Viewings

Strictly by confirmed appointment with the vendor's agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Tim Harris on 01664 786365 or Neil Fraser on 01664 786376. Please note, viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

Method of Sale

The freehold property is offered for sale by private treaty with vacant possession on completion.

Services

Mains three-phase electricity, mains water and a private drainage system.

Wayleaves, Easements and Rights of Way

The land and buildings are sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The Vendor shall reserve a right of way for the benefit of their retained land over and along the access way on the property with or without vehicles at all times. The access way is shown shaded blue on the farm building plan on page 6. The benefit of this right is subject to the Vendor paying to the Buyer a fair and proper proportion according to use of the cost of repairing and maintaining the same.

Two public footpaths run through land parcel SK6730 5712 from north to south. A public bridleway also runs along the western boundary of land parcel SK6629 5432.

Basic Payment

There are no delinked payments available to the Buyer

Environmental Schemes

The land has not been entered into any environmental land management schemes.

Designations

The land is situated in a Nitrate Vulnerable Zone (NVZ).

Land parcel SK6729 3635 contains a designated Scheduled Monument under the Ancient Monuments

and Archaeological Areas Act 1979 (as amended). The official list entry number is 1008557 and this relates to a moat, fishpond, enclosures, hollow way and postmill mound 600 metres north-west of Barland Fields.

Holdover

Holdover may be required dependent upon the completion date.

Early Entry

Early entry may be permitted on to fields that have been harvested at the Buyer's own risk following exchange of contracts.

Overage

The property will be sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture. It will apply to any residential development greater than one dwelling house and any equine use. The overage will also apply to the future use of the land for natural capital schemes that enable development elsewhere, such as Biodiversity Net Gain. The rate will be 30% for 40 years from the completion date. The grant of planning permission or a conservation covenant agreement/ planning agreement will be a trigger event for overage.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale in so far as they are owned. An application for Scheduled Monument Consent would need to be made to the Secretary of State for Culture, Media and Sport before any work could be carried out which might affect the designated Scheduled Monument within land parcel SK6729 3635.

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.

Vendor's Solicitor

Latham & Co. Solicitors, 15 High Street, Melton Mowbray, Leicestershire LE13 0TX

Vendor's Agent

Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF

Tim Harris

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Neil Fraser

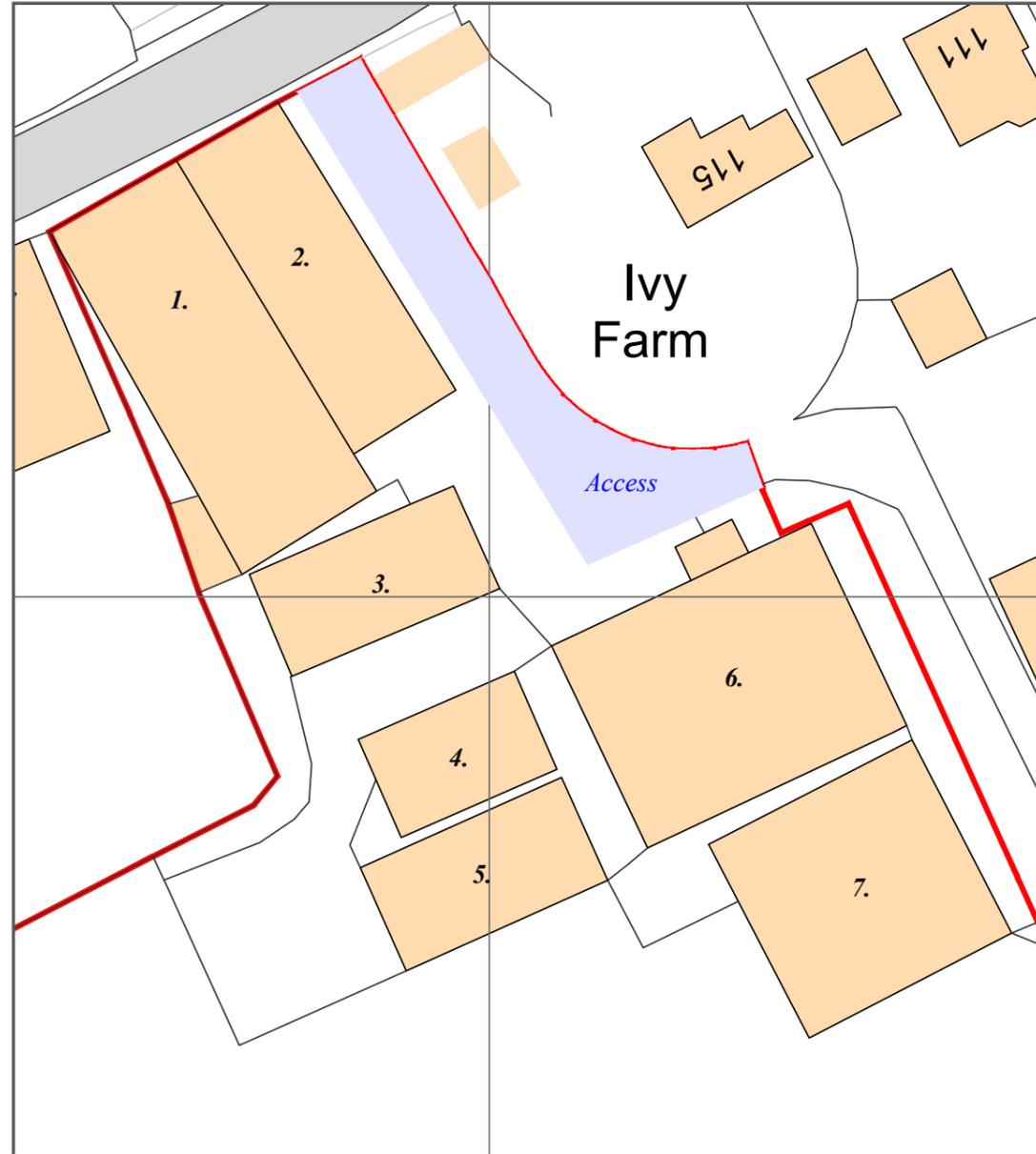
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What3Words Access Point

[repelled.interest.anchorman](https://www.what3words.com/repelled.interest.anchorman)



The Farm Buildings



1. Bull Pen and Cattle Shed

110ft x 40ft, steel portal frame, concrete floor and asbestos sheet roofing.

A separate lean to made of block walling has two horse boxes, a concrete floor and asbestos sheet roofing.

2. Collecting Yard and Parlour

95ft x 29ft, former collecting yard and milking parlour with concrete floor, constructed of brick under a steel truss and asbestos sheet roofing.

3. 4 Bay Hay Barn

60ft x 30ft made by Bull & Son Ltd, Melton Mowbray. Steel portal frame with asbestos sheet roofing.

4. 3 Bay Hay Barn

45ft x 30ft, steel portal frame with asbestos sheet roofing.

5. Cattle Shed

60ft x 30ft, made by Agricon, concrete portal frame, block walling and asbestos sheet roofing.

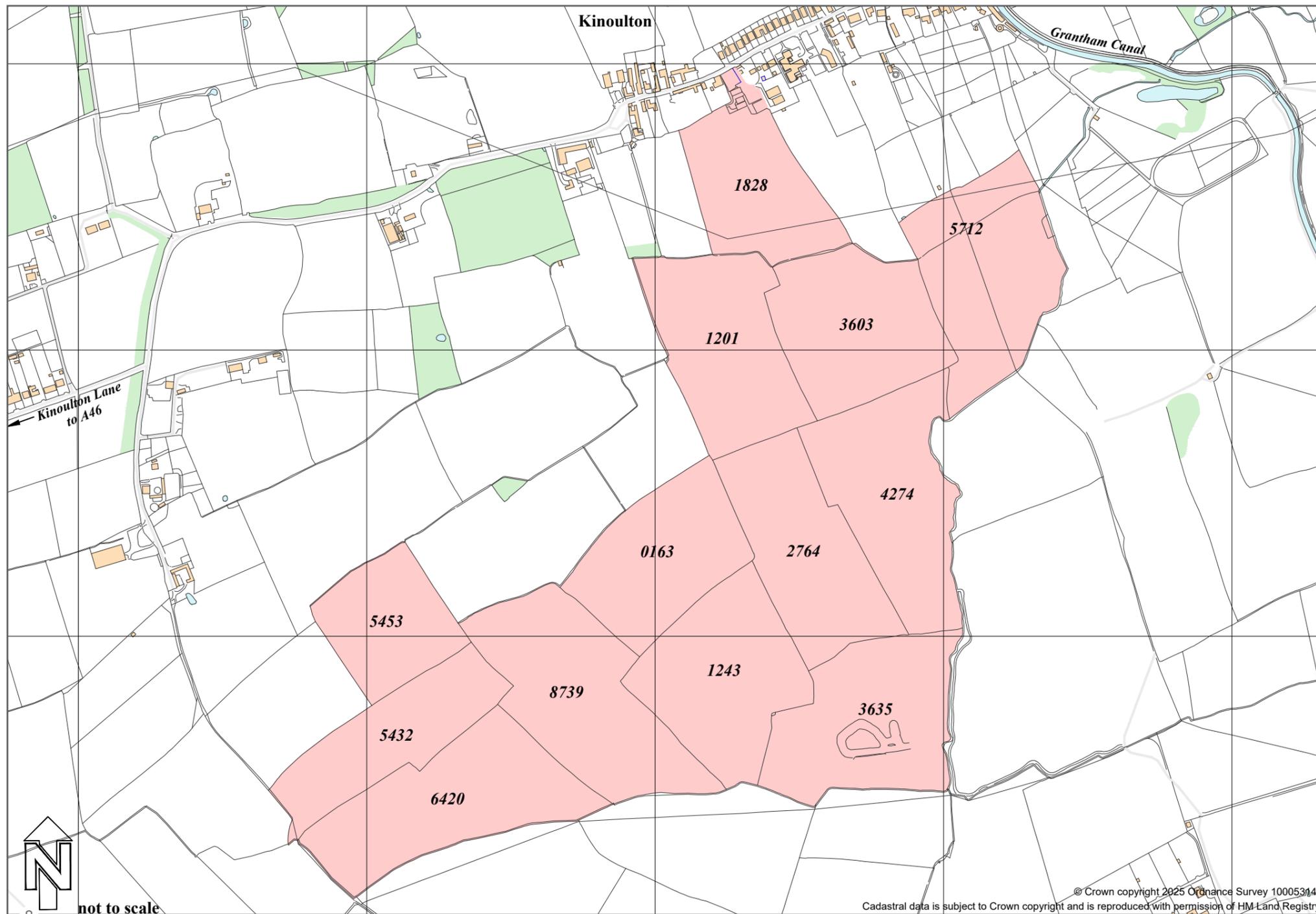
6. Cow Shed

75ft x 60ft, made by Tyler, concrete portal frame, block walling, concrete floor and asbestos sheet roofing.

7. Implement Shed

60ft x 60ft, made by Browns of Wem Ltd, steel portal frame, box profile cladding, fibre cement roof sheets and roller shutter door.





OS Map sheet reference	National Grid field number	Total area (Ha)	Land cover
SK6629	5432	5.24	Arable
SK6629	5453	4.36	Pasture
SK6629	6420	7.68	Arable
SK6629	8739	8.24	Arable
SK6729	0163	6.02	Pasture
SK6729	1243	7.14	Pasture
SK6729	2764	6.74	Pasture
SK6729	3635	7.40	Pasture
SK6729	4274	7.46	Pasture
SK6730	1201	6.91	Pasture
SK6730	1828	5.15	Pasture
SK6730	3603	6.75	Pasture
SK6730	5712	7.51	Pasture
		86.60	





County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1Q

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www.shoulers.co.uk

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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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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
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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.

