



EATON, LEICESTERSHIRE

Land at Lings Farm, NG32 1SH

About 110.20 Acres of Arable & Pasture Land

Guide Price

Lot 1 £230,000

Lot 2 £600,000

**FOR SALE BY PRIVATE TREATY
AS A WHOLE OR
IN TWO SEPARATE LOTS**

LOT 1 – 30.44 ACRES OR THEREABOUTS

LOT 2 – 79.76 ACRES OR THEREABOUTS

Tel: 01664 560181

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 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



GENERAL INFORMATION

SITUATION:	The land lies to the East and South of the village of Eaton, Leicestershire, approximately 6½ miles North of Melton Mowbray, 8 miles South West of Grantham and 15 miles South East of Nottingham.
DESCRIPTION:	<p>The land extends to approximately 110.20 acres in total. This comprises about 99.46 acres of arable land and 10.74 acres of permanent pasture.</p> <p>The soil is classified as Grade 2, 3 and 4 by DEFRA and is made up of freely draining slightly acid but base-rich soils suitable for spring and autumn sown crops and grassland; and slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils most suited to grass or cereal production.</p> <p>The arable land is currently sown with oats and wheat. A schedule of the fields is set out below, with the land shown edged red on the plan included with these particulars.</p>
TENURE:	Freehold with vacant possession on completion.
SERVICES:	There are no known services to the land.
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:	<p>The land is 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.</p> <p>There is a public footpath over Lot 1 and a public bridleway over Lot 2. Further details are available from the vendor's agent.</p>
BASIC PAYMENT SCHEME:	The land is registered for the Basic Payment Scheme. Entitlements are not included in the sale price, but may be purchased from the vendor's outgoing tenant at the prevailing market rate as soon after completion as the transfer rules allow.
CROSS COMPLIANCE:	The purchaser will take over the cross compliance obligations on completion and will indemnify the vendor's outgoing tenant for any non-compliance penalty or reduction that may occur after the completion date until 31 st December 2020.
SPORTING, TIMBER & MINERAL RIGHTS:	All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.
VIEWING:	At any reasonable time with these particulars in hand. Given the potential hazards of working farm land we ask that you be as vigilant as possible when viewing for your own personal safety, particularly around any farm machinery.
SOLICITORS:	Shakespeare Martineau, Two Colton Square, Leicester LE1 1QH
PLANS:	The plans are Crown Copyright and for identification purposes only.
VAT:	Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, 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.

SCHEDULE OF LAND

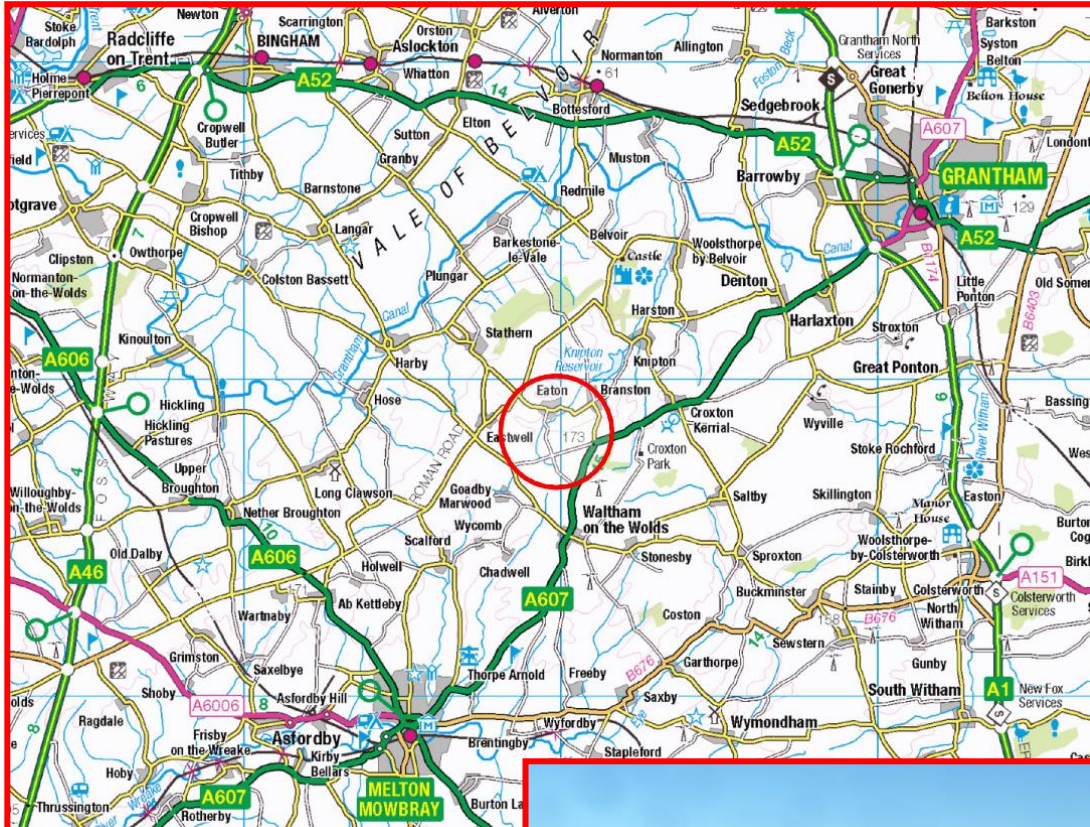
Please note all areas are approximate

OS Map sheet reference	National Grid field number	Total area (ha)	Total area (acres)	Cropping
SK8029	4020	4.35	10.75	Permanent Grassland
SK8029	5117	5.97	14.75	Wheat
SK8029	6108	1.41	3.48	Wheat
SK7927	3890	6.28	15.52	Oats
SK7927	4374	9.03	22.31	Oats
SK7927	6240	2.74	6.77	Oats
SK7927	8648	4.74	11.71	Oats
SK8027	0949	9.49	23.45	Oats

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LOCATION PLAN



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

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