



LAND AT CLAYPOLE

Newark

Four parcels of amenity land in an accessible location



SUMMARY

- Good roadside access
- All parcels benefit from new fencing
- Land lies on the outskirts of the sought after village of Claypole
- Available as four parcels
- Potential for a variety of uses
- Currently land is down to pasture or flower rich grassland

DISTANCES

- Claypole: 1 miles
- Balderton: 4 miles
- Newark: 6 miles

(All measurements and distances are approximate. Your attention is drawn to the important notice on the back page)



DESCRIPTION

Four parcels of amenity land located at Claypole, suitable for a variety of uses. All parcels benefit from individual access points with good access from the public road. The land is located in a secluded and rural area offering a great degree of privacy for those wanting to enjoy the countryside. The land is for sale in four lots by private treaty.

SITUATION

The land is located on the outskirts of the sought after village of Claypole which benefits from a public house, village shop, butchers and coffee shop. Newark on Trent is to north west, has a wide range of amenities and lies on the main East Coast Mainline with regular trains to London Kings Cross taking approximately from 1 hour 15 minutes. The A1 lies 4 miles to west and provides access to the wider UK road network.

LAND

The property as a whole extends in total to approximately 27.79 acres but is split into four parcels, the land is classified as grade 3 on the agricultural land classification maps. The Soil Survey of England and Wales identifies the soil as being are part of 'Evesham 1' series. Historically the land has been farmed with arable crops.

The land lies flat and is bordered by mature hedgerows and the four parcels are divided by new fencing. The land would suit a variety of uses ranging from equestrian to amenity use, with wildflower mixes being drilled over the spring in lots 1 and 4. Native hedges have been planted between some of the individual parcels enhancing the area for wildlife and fauna.

Lot 1 benefits from two access points off Oster Fen lane with lot 2 and 3 having their own separate access points from Oster Fen lane. Lot 4 has a separate access directly from Barnby Lane.

LOT	TOTAL AREA (AC)	TOTAL AREA (HA)	GUIDE PRICE
1	7.19	2.91	£94,000
2	8.01	3.24	£87,000
3	6.78	2.74	£73,000
4	5.77	2.34	£69,000



ALTERNATIVE INCOME STREAM OPPORTUNITIES

There are a number of potential alternative income opportunities that purchasers can look to explore.

BIODIVERSITY NET GAIN

A Biodiversity Net Gain (BNG) survey was undertaken across the whole site in February 2024 with the site capable of generating 22.96 hedgerow units and 19.89 habitat units. A copy of this survey can be provided by the selling agents.

SUSTAINABLE FARMING INCENTIVE

A SFI agreement is in place generating an annual income in excess of £6000. For example Lots 1 and 4 are designated as flower rich grassland and attract a payment of £798/ha/yr. On the sale of the land the current SFI agreement will have to be ended but a new agreement on similar or better terms can be applied for. A copy of the current agreement is available on request.

WOODLAND PLANTING

An application has been made to the Forestry Commission to allow lots 2 and 3 to be planted with native trees and shrubs. It is expected this will be approved in late 2024 or early 2025. A buyer can choose whether to enact this scheme or not.

It is expected that at least 4000 units of carbon will be available should a purchaser desire to plant Lots 2 and 3 with trees. An application had been made to the Woodland Carbon Code, which is now approved and the scheme is currently being independently validated.

The carbon is available by separate negotiation.



GENERAL REMARKS

Method of Sale

The freehold of the property is offered for sale by private treaty.

Sporting and Timber Rights & Mineral rights

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

Services

The selling agents are not aware of any services connected to the land. We understand services run along the public highway.

Nearest Postcode

NG23 5AS

what3words

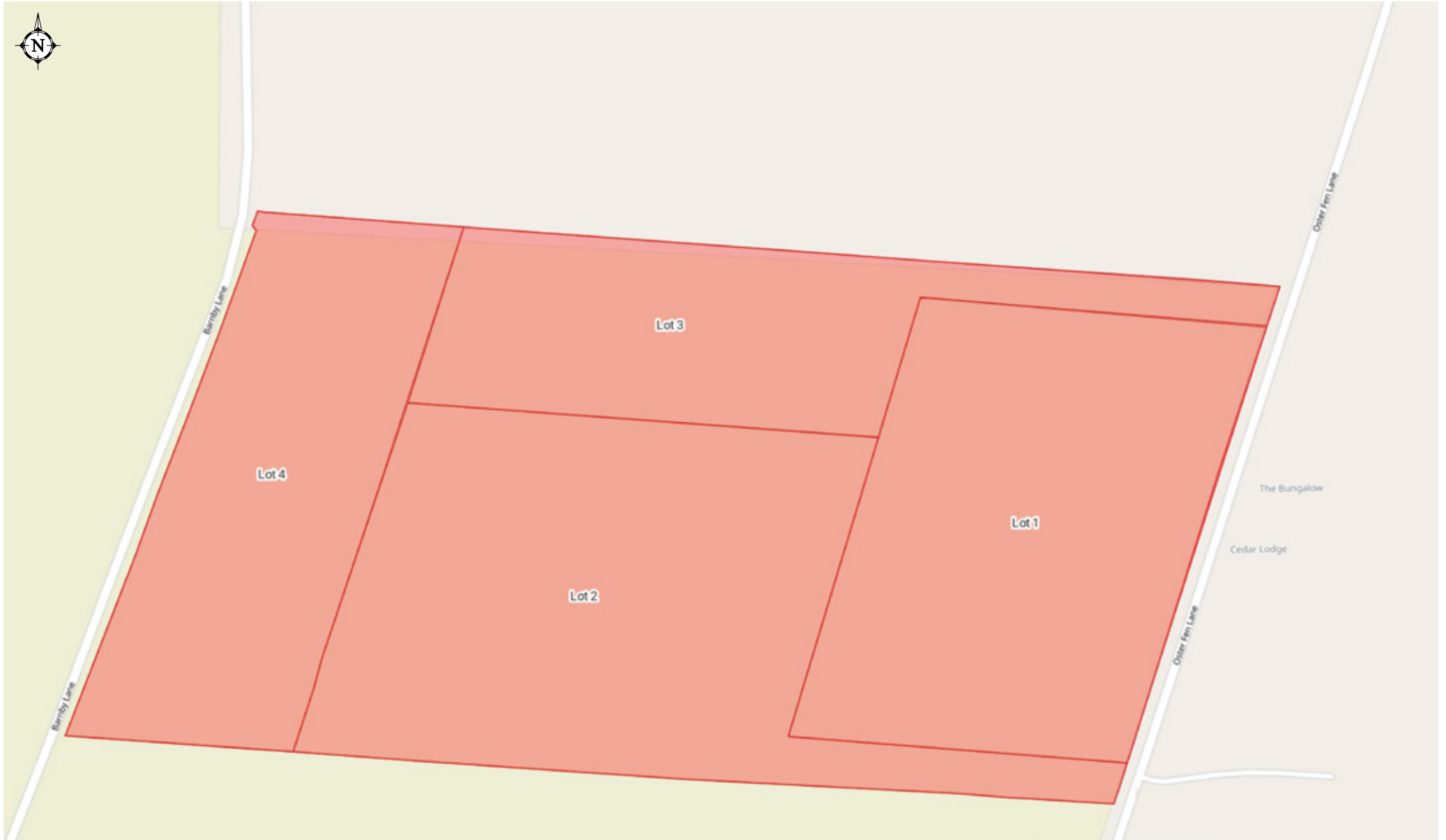
///repayment.courtyard.storeroom

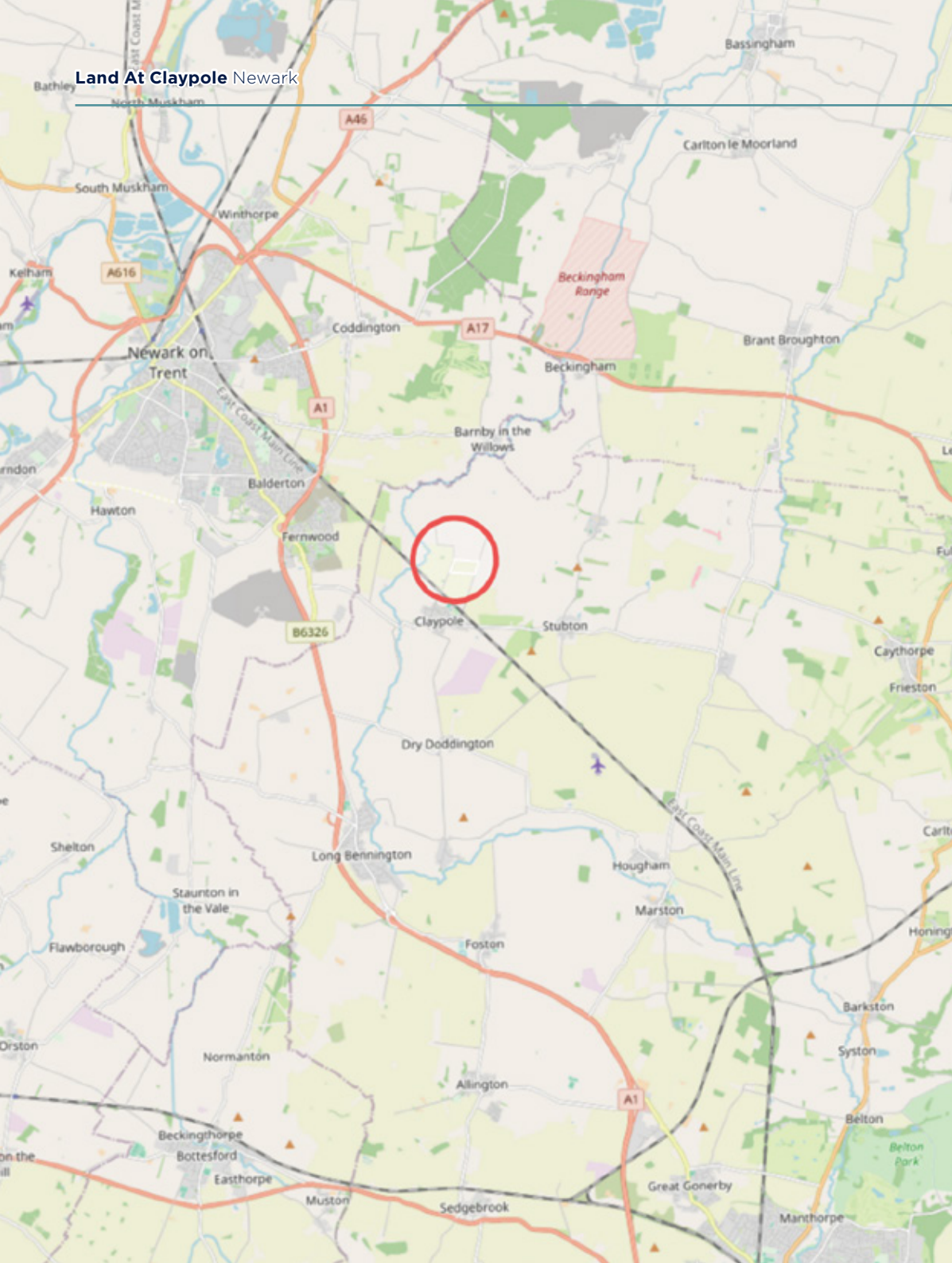
Wayleaves, Easements & Rights of Way

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

Local Authority

South Kesteven District Council
Council Offices
The Picture House
St Catherine's Road
Grantham
Lincolnshire
NG31 6TT





VAT

Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then such a tax will be payable by the purchaser.

VIEWINGS

The land may be viewed during daylight hours only providing you have a copy of these sale particulars to hand. Given the potential hazards of a working farm, viewers should take precaution in regard to their own personal safety when viewing the land.

CONTACT

For further information please contact:

Henry King
henry.king@savills.com
+44 (0) 1522 508951



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown Copyright reserved Savills (UK) Ltd AC0000822290, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photos dated August 2024. Particulars dated August 2024. 240909 HK