

FOR SALE

Observer Post Field, Whitwell, Worksop

**Approx. 26.16 acres of Arable Land in 2 Lots
with Potential for Other Uses**

Guide Price: £350,000



Key Features

- 26.16 ac (approx.) of arable farmland in 2 lots
- Lot 1—21.55 ac (approx.) of arable land
- Lot 2—4.61 ac (approx.) of mostly arable land and includes WW2 Bunker
- Opportunity for change of use to equestrian, subject to planning
- Potential biodiversity net gain or carbon footprint offsetting

Description

A rare opportunity to acquire excellent arable farmland with a WW2 bunker on the edge of Whitwell, Worksop. Known as Observer Post Field, the land is available in 2 Lots and is currently predominantly used for the growing of cereal crops.

The soils are defined by DEFRA as Soilscape 5: Freely draining lime-rich loamy soils and we understand the land is Grade 2 on the Natural England Land Classification.

May be of interest to developers/companies wanting to increase biodiversity net gain on other developments or offset their carbon footprint.

Lot 1

- Edged and coloured red on the Site Plan
- 21.55 ac (approx.)
- Overage of 25% over 30 years

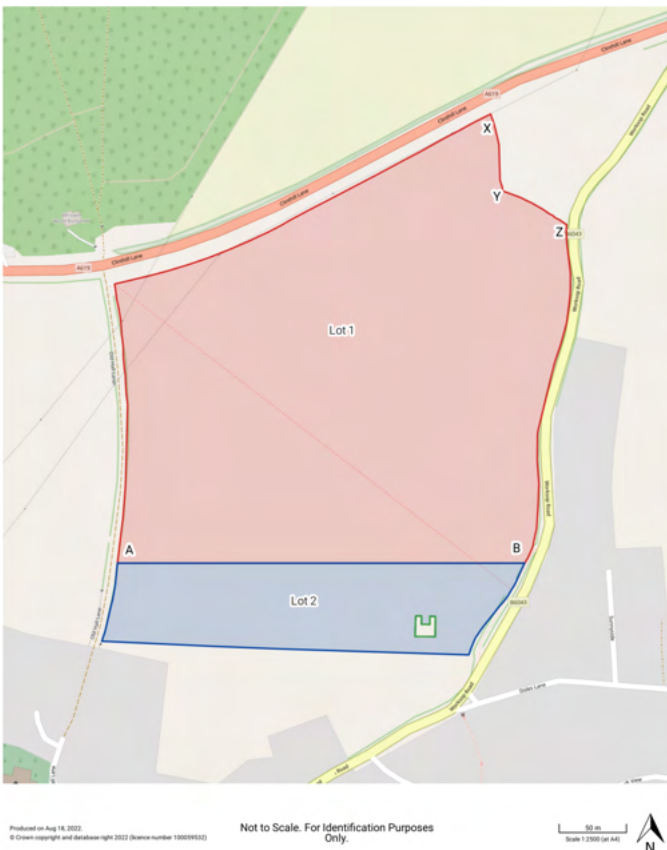
Guide Price: £280,000

Lot 2

- Edged and coloured blue on the Site Plan
- 4.61 ac (approx.) on higher ground and generally more level.
- Features a decommissioned WW2 bunker in the south-east of the land which is covered in shrubs.
- The land could be used for other agricultural/equestrian type uses subject to planning consent being obtained.
- Overage of 25% over 30 years

Guide Price: £70,000

Site Plan



Bunker



Ownership

An area of land shown edged green on the plan appears to be unregistered. It surrounds and possibly encompasses part of the bunker which sits within the Seller's Registered Title No. DY431357, owned by the Seller for many years. As such, the Seller will indemnify the Buyer against any third party ownership claims made in the future. We are not aware of the ownership of the land edged green and it is not included in the sale.

Entitlements

Entitlements are not included in the sale.

Tenure and Method of Sale

The Property is being sold freehold by Private Treaty subject to a cropping agreement for the 2023 harvest. Hold-over to be granted for the 2023 harvest with the Buyer receiving the consideration payable by the occupier or the Buyer to pay the value of inputs and standing crop to the occupier to take over the growing crop.

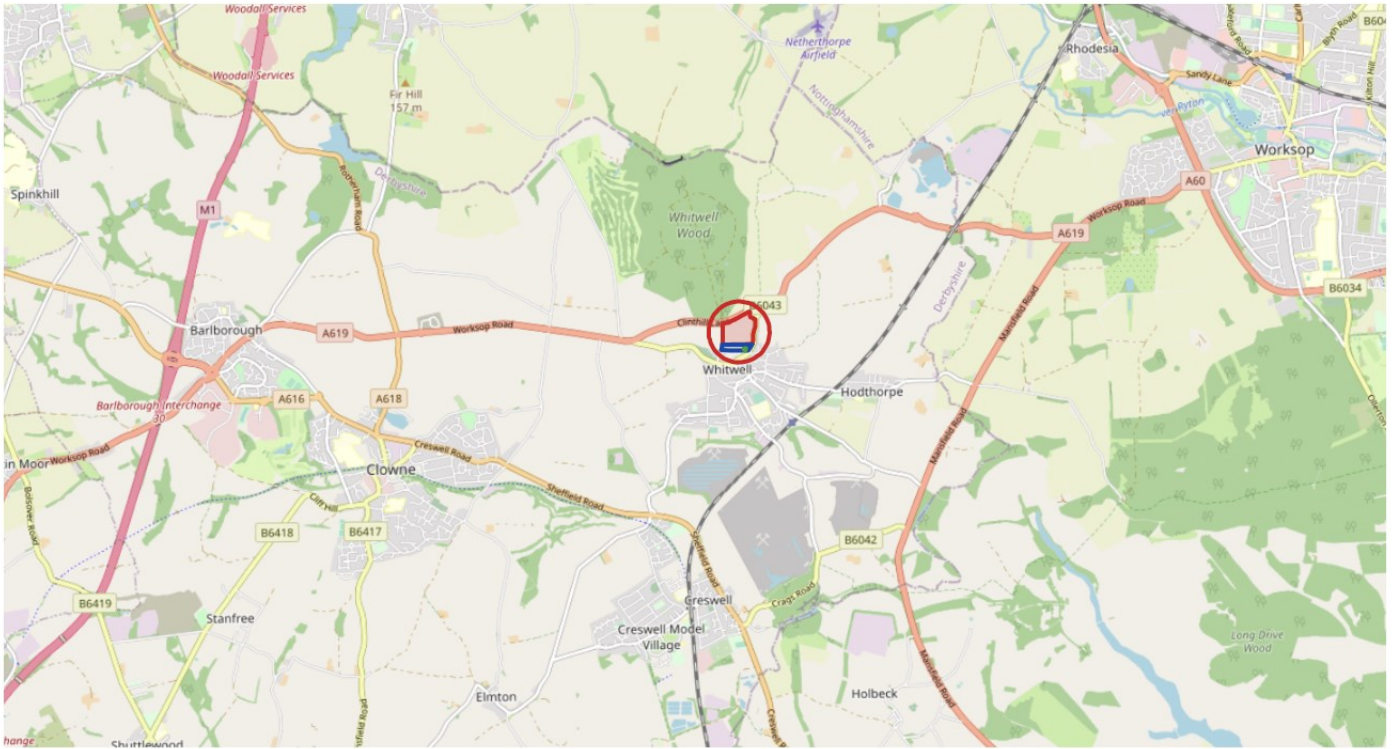
Access

The Property has access from Old Hall Lane on two points towards the northern and southern ends of the Property.

Services

There is an overhead line to the disused bunker, however we are not aware of any mains services being connected.





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Not to Scale. For Identification Purposes Only



Rights of Way, Wayleaves and Easements

We understand there is a public footpath crossing the property diagonally from the north-west corner to the south-east.

We understand there is an easement for a water pipeline crossing the northern section of the field east to west.

The Property is sold subject to, and with the benefit of all rights of way whether public or private, water, drainage, water-courses, light, wayleaves, and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Sporting, Timber and Mineral Rights

We understand the mines and minerals rights for the Property come under a different title and are therefore not included in the sale. All further sporting and timber rights owned by the Seller are included in the sale.

Boundaries

The purchaser of Lot 1 will be responsible for erecting and maintaining a boundary fence (specification to be agreed) along the north-eastern boundary marked X-Y-Z on the Site Plan.

The purchaser of Lot 2 will be responsible for erecting and maintaining a boundary fence (specification to be agreed) along the northern boundary marked A-B on the Site Plan.

Planning

The Property is outside the Whitwell Development Envelope, however we are not aware of any further designations on the land. All planning enquiries must be made with Bolsover District Council.

Viewing

Viewing strictly through the Agents.

Local Planning Authority:

Bolsover District Council
The Arc, High Street
Clowne, Derbyshire
S43 4JY.
Tel: 01246 242424
Email: enquiries@bolsover.gov.uk



For further information contact Joint Agents:

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Important Note: W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
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