

## Land At Manor Farm

£ 2,235,000

📍 Land At Manor Farm, Aldwinckle, Kettering, Northamptonshire, NN14 3EL

Please note that Lot 1 has been sold.

Land at Manor Farm is coming to the market for the first time in over 50 years. It provides a unique opportunity to purchase a productive commercial arable farm in the picturesque village of Aldwinckle.

### Tenure and Method of Sale

The farm will be sold by Private Treaty.

### Services

The property does not have any direct services.

### Contracts and Quotas

There are no contracts or quotas included in the sale.

### Nitrate Vulnerable Zone

The selling agent believes the land to be situated within a surface water Nitrate Vulnerable Zone and is subject to the usual restrictions. The purchaser is to satisfy themselves of this.

### Boundaries

The vendor and the vendor's agent will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these. Purchasers will satisfy themselves as to the ownership of any boundaries.

### Environmental Stewardship Schemes

The land is not subject to any agri environment schemes.

### Basic Payment Scheme

The outgoing tenant will retain the Basic Farm Payment for 2017. The entitlements will be included in the final sale price and the vendor will make best endeavours to transfer these to the purchaser promptly after completion. The incoming purchaser will indemnify the vendor against any non-compliance from the date of completion until the end of 2017.

### Sporting, Mineral and Timber Rights

All timber, minerals and sporting rights over the land, where owned, will be included in the sale.

### Under drainage

Where the land has benefited from under drainage, this has been carried out. Plans are available from Savills.

### Town and Country Planning

The property is offered subject to any development plans, Tree Preservation Orders, Town Planning schedules or resolutions which may or may not come into force. The purchaser will be deemed to have full knowledge and satisfy themselves as to the provisions of any such matters affecting the property.

### Disputes

Any disputes arising as to the boundaries or any point arising in the General Remarks or particulars, schedule, plan or interpretation of any questions, shall be referred to the Arbitration of the selling agents whose decision acting as experts shall be final. The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agent will be responsible for defining the boundaries or ownership thereof.

#### Wayleaves, Covenants and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether mentioned on these particulars or not.

There are a number of public footpath running along farm tracks and through fields. The property has a number of wayleaves and pipelines running through.

#### 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.

#### Plans and Areas

Areas and schedules on the plans attached to these particulars are based on the OS National Grid and are for reference only. Purchasers must have satisfied themselves of the schedules.

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