

**118.13 ACRES (OR THEREABOUTS)**

MONKS KIRBY LANE/BROCKENHURST LANE, MONKS KIRBY, CV23 0RH



**Directions:**

Proceed out of the village northwards along the Monks Kirby Lane and the land is located on the left hand side, just after the Sandy Lane turn.

**Situation:**

The land is situated in one block to the north of the village of Monks Kirby with extensive frontage to both the Monks Kirby Lane and Brockenhurst Lane.

**Description:**

The land in total is approximately 118.13 acres. The majority of the land is bordered by mature hedgerows and benefits from excellent road frontage onto both the Monks Kirby Lane and Brockenhurst Lane.

The land is productive and is classified as Grade III. The soil type is a medium clay loam.

The land is currently in an arable rotation with the 2018 crop being Winter Wheat. The vendor will harvest and retain the crop and the land will be left fallow. The lands topography is generally flat, with a slope back towards the village of Monks Kirby.

**Method of sale:**

The property is being offered for sale as a whole and by private treaty.

**Schedule:**

| O.S. No. | Description | Area Acres | Area Hectares | BPS Acres |
|----------|-------------|------------|---------------|-----------|
| 8778     | Arable      | 22.63      | 9.16          | 9.14      |
| 7665     | Arable      | 11.04      | 4.47          | 4.47      |
| 5934     | Arable      | 24.71      | 10.00         | 10.00     |
| 8333     | Arable      | 20.46      | 8.28          | 8.20      |
| 6294     | Arable      | 33.63      | 13.61         | 13.61     |
| 7270     | Arable      | 5.66       | 2.29          | 2.29      |
| -        | Total:      | 118.13     | 47.81         | 47.71     |

**Tenure and possession:**

The land is being sold freehold and with vacant possession upon completion.

**Basic Payment Scheme:**

The vendor will endeavour to transfer the net amount of entitlements (47.71 entitlements) to the purchaser.

The vendors have submitted the 2018 claim, which they will be retaining. The purchaser will be required to indemnify the vendor for any loss under the scheme caused by the purchaser up until the end of the 2018 scheme year.

**Easement, Wayleaves and Rights of Way:**

The property is sold with the benefit of easements, wayleaves and rights of way whether mentioned or not.

**Services:**

It is understood that no mains services are connected to the property. Potential purchasers must make their own enquiries as to the location and adequacy of required services.

**Sporting, Mineral and Timber Rights:**

Sporting, Mineral and Timber rights are included in this sale insofar as they are owned by the vendor.

**Solicitor:**

Ms Kate Austin of Arnold Thomson, 205 Watling Street West, Towcester, Northants NN12 6BA.

**Viewing:**

Please contact Fox Bennett to inform us of your name, address and contact number. You will be permitted to view 9am – 5pm Monday to Sunday with a copy of these sales details.

**Enquiries:**

Please contact Richard Newey 0116 2814931

## OFFERS IN EXCESS OF £1,675,000

**Plans and particulars:**

These are believed to be correct, but their accuracy is not guaranteed and no claim can be admitted for any errors or discrepancies.

**Arbitration:**

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

**Money Laundering Regulations:**

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.





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## Fox Bennett

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Particulars and Photographs dated: June 2018

