



# FOR SALE

By Informal Tender

Approx 8.40 Acres (3.40 Hectares)  
of productive grassland at  
Barkstone Lane, Redmile, Nottinghamshire NG13 0GR

**Tender Date:** 12 noon, Friday 26th June 2026

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&  
**ESCRITT BARRELL GOLDING**

The land comprises of a single enclosure of productive grass land totalling 8.40 acres (3.40 Hectares)

#### DESCRIPTION

The land is level and well drained, and provides ideal grazing for cattle, sheep or horses and in addition could be mown for hay or silage.

The northern boundary is a mature hedgerow with the eastern boundary to Barkestone Lane being a well-trimmed mature hedge which provides valuable shelter for livestock.

The western and southern boundary is the water course known as The Grimmer.

#### LOCATION AND ACCESS

The land lies approximately 0.7 miles to the northwest of the village of Redmile.

Access is obtained from Barkestone Lane which forms the eastern boundary.

#### LOCATION

What 3 Words – [cashiers.shop.salon](https://www.what3words.com/cashiers.shop.salon)

#### LAND CLASSIFICATION AND SOIL

The land is classified as Grade 3 on Natural England's Plan of Agricultural Land Classification.

The Soil Survey for England classified the soils as being of the Evesham 2 being shallow, permeable, clayey, calcareous soils and are typical of the district.

#### METHOD OF SALE

The land is offered for sale by informal tender and unless sold previously.

Tenders must be submitted to the agents address on the Tender Form by no later than 12 noon, Friday 26th June 2026.

#### MAINS WATER

The selling agents are advised that there is mains water available in Barkestone Lane, which is on the boundary, however, prospective purchasers must make their own enquiries, and no guarantee is given.

#### FOOTPATHS, EASEMENTS AND RIGHTS OF WAY

As far as the vendor is aware, there are no footpaths or easements over the land.

#### TENURE

The land is freehold with vacant possession on completion.

#### BOUNDARIES

The successful purchaser will acquire the land subject to the existing boundaries, together with all the responsibilities for the maintenance thereof.

#### PLANS AND AREAS

The plan attached to these details and the area are provided in good faith and are for illustrative purposes only.

#### SPORTING AND MINERALS

All sporting and mineral rights, where owned, are included within the sale.

#### DRAINAGE RATES

The land lies in the Trent Valley Internal Drainage Board, and as such, drainage rates are payable to them.

#### OVERAGE

The land is sold subject to an overage clause whereby, for a period of 30 years from the date of completion, 30% of any increase in value due to the implementation or disposal with the benefit of a planning consent or a deemed planning consent from a non-agricultural/non-equestrian use will pass to the vendor.



## TENANT RIGHT

The vendor will not charge for any tenant right and neither will the purchaser for any dilapidations.  
The Sale does not include the wooden fencing posts and wire.

## COUNTRYSIDE STEWARDSHIP AND SUSTAINABLE FARMING INCENTIVE

The land has not been included in either a Countryside Stewardship Scheme or a Sustainable Farming Incentive Scheme.

## TITLE

The Land is registered with the Land Registry under Title LT291384

## VIEWINGS

Prospective purchasers may view the land on foot without a prior appointment, provided they carry a copy of the sale particulars.  
Those viewing the land are reminded that it forms part of a working farm, and therefore, you need to be aware that there will be moving machinery and the grass could have been sprayed and fertilised. Neither the vendor nor their agents are responsible for the safety of those on the property.

## GUIDE PRICE

**Guide Price of £120,000**

## LOCAL AUTHORITY

**Local Planning Authority:**  
Melton Borough Council  
Parkside  
Station Approach  
Burton Street  
Melton Mowbray  
Leicestershire LE13 1GH  
Tel: 01664 502502  
www.melton.gov.uk

## DRAINAGE BOARDS

**Trent RFCC**  
Newark Beacon  
Beacon Hill Office Park  
Cafferata Way  
Newark  
Nottinghamshire NG24 2TN  
Tel: 01636 704371  
enquiries@lmdb.co.uk

## WATER

**Severn Trent Water**  
Tel: 03457 500 500  
www.stwater.co.uk



## SCHEDULE

Plan	Parcel No.	Acres	Hectares	2025	2024	2023	2022	2021
SK7936	2030	8.40	3.40	Temp Grass	Temp Grass	Temp Grass	Temp Grass	Temp Grass

We have made every asset to produce accurate and liable details, if there were any particular points you would like to discuss prior to making your inspection then please do not hesitate to contact our office.



#### VENDORS AGENT

Mr Geoffrey Bishop MRICS FAAV  
Escritt Barrell Golding is a trading name of R Longstaff & Co. LLP  
23 North Street, Bourne, Lincolnshire PE10 9AE  
Office: 01778 782 106  
Mobile: 07712 771 062  
Email: [geoffreybishop@longstaff.com](mailto:geoffreybishop@longstaff.com)

#### VENDORS SOLICITOR

Duncan & Toplis Legal Services Ltd  
3 Castlegate, Grantham  
Lincolnshire NG31 6SF  
Tel: 01476 591200 (option2)  
Danielle Roberts

Particulars Disclaimer:  
These particulars whilst believed to be accurate are set out as a general outline only and do not constitute any part of any offer or contract.

Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has any authority to make or give representation or warranty in respect of the property.

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