

**FOR SALE**

**Land at Orston,  
Nottingham,  
South-east  
Nottinghamshire**

A single block of land  
comprising c. 37 Ha [92  
acres] of Grade 3 soils  
suited to arable cropping

For sale by private treaty  
as a whole

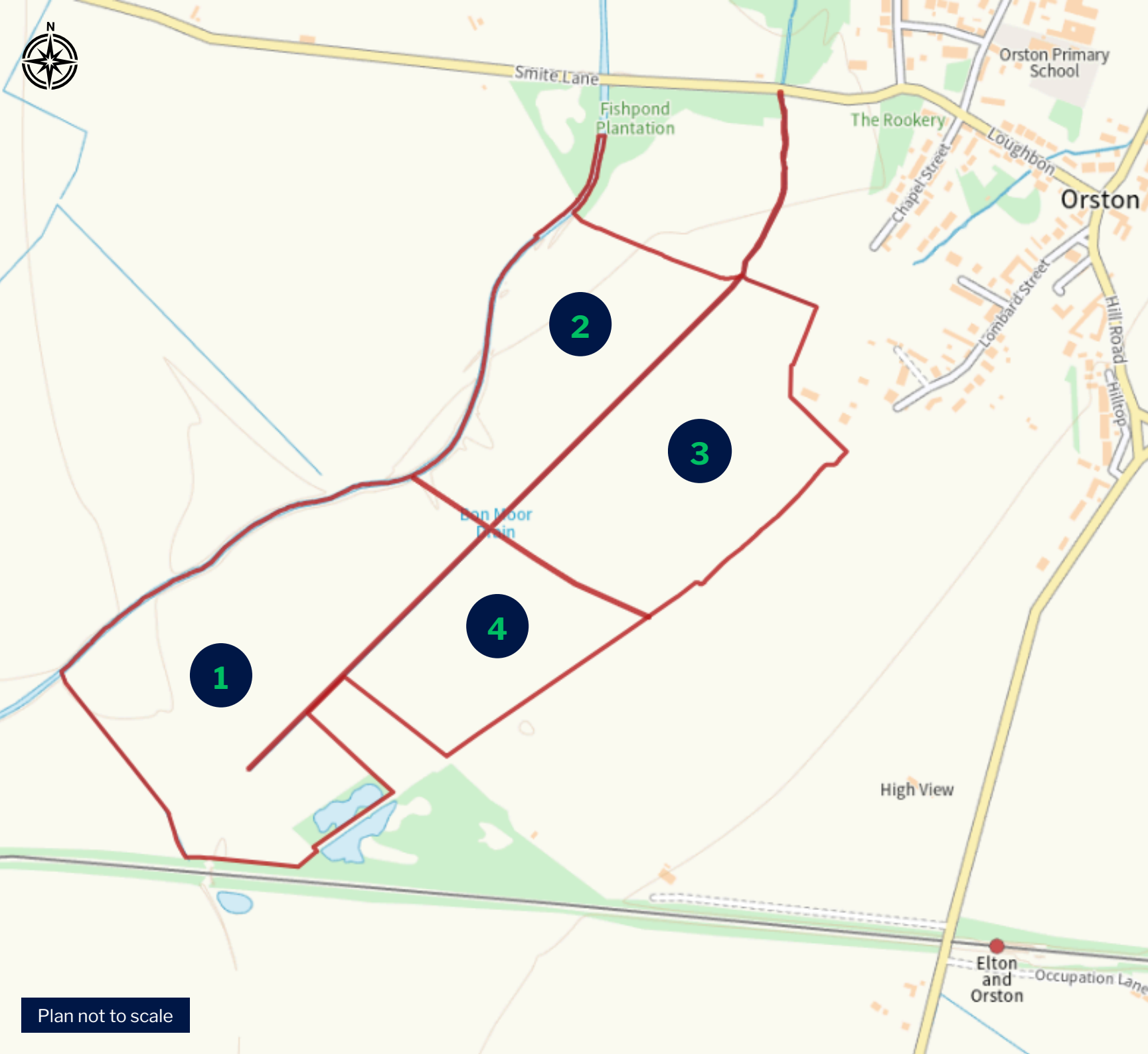
**Guide Price (Whole):  
£775,000**

For more information:

**T: 01406 370035**

**E: [sam@hubrural.co.uk](mailto:sam@hubrural.co.uk)**





92.20 acres | 37.31Ha

Location

[///confused.digesting.sampling](http://confused.digesting.sampling)

Grade 3 arable farmland

More detailed information is available in the farm data room.

### Back Cropping

The back cropping is arable focused with a wide spread of combinable crops grown since the current owners took ownership, including:

- Winter/ Spring Wheat
- Winter/ Spring Barley
- Peas
- Oil Seed Rape
- Spring Linseed
- Maize

(The full back cropping history is in the data room along with a plan which shows the name of each field.)

### Under Field Drainage

Fields 1 [Lone Ash] and field 4 [Willow] have under field drainage. The age and specification varies. Please see the farm data room for the drainage plans and documentation.

Field 2 [Smite Side] and Field 3 [Cattle Pen] have limited under field drainage, the location of such drains is unknown.

Plan not to scale

**Soil Association - Fladbury 1 813b**

Stoneless clayey soils, in places calcareous variably affected by groundwater.

The major landuse on this association is defined as stock rearing on permanent grassland; cereals where flood risk low.

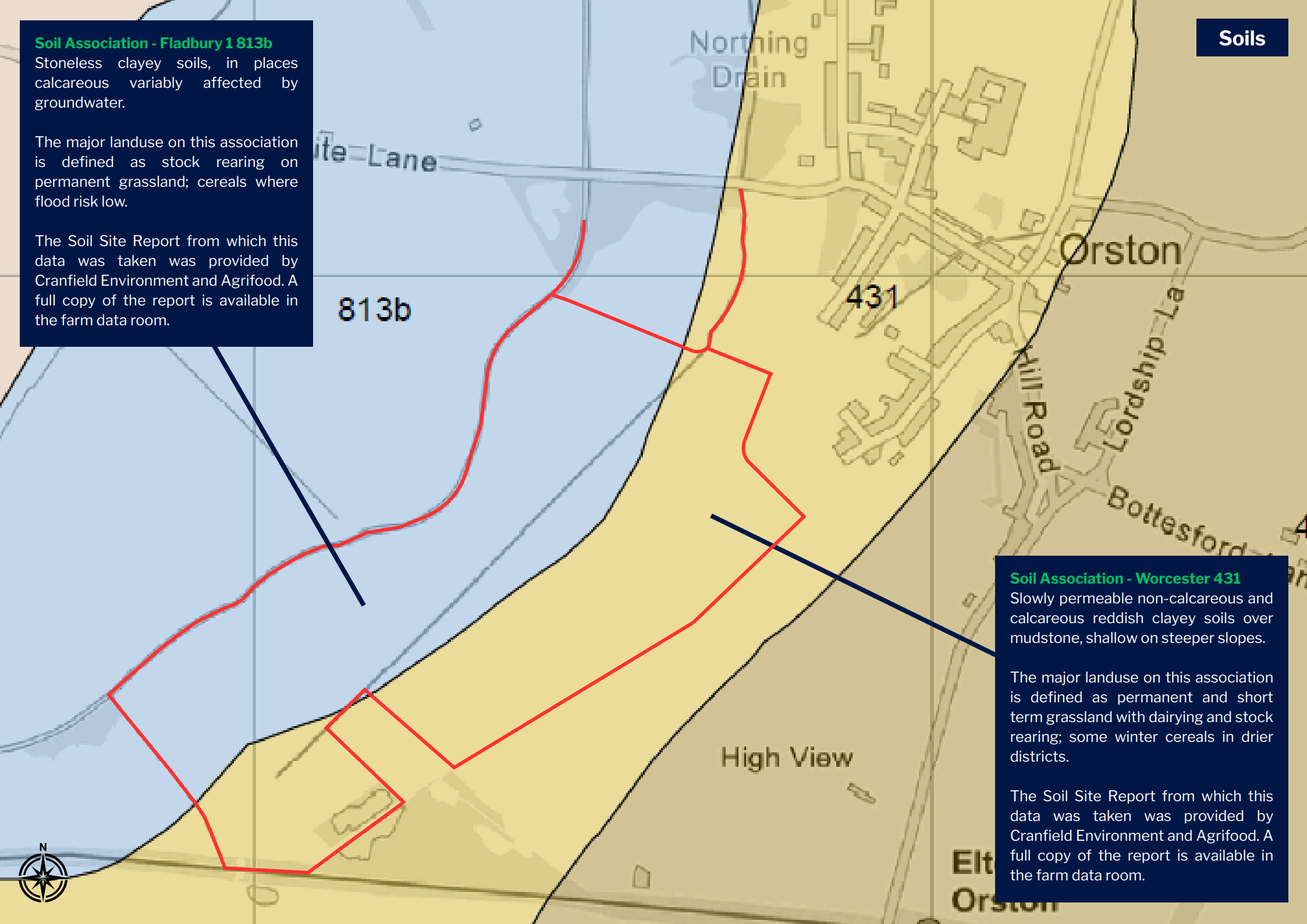
The Soil Site Report from which this data was taken was provided by Cranfield Environment and Agrifood. A full copy of the report is available in the farm data room.

**Soil Association - Worcester 431**

Slowly permeable non-calcareous and calcareous reddish clayey soils over mudstone, shallow on steeper slopes.

The major landuse on this association is defined as permanent and short term grassland with dairying and stock rearing; some winter cereals in drier districts.

The Soil Site Report from which this data was taken was provided by Cranfield Environment and Agrifood. A full copy of the report is available in the farm data room.





HRL No.	Field Name	Field / NG Number	HMLR Title	HMLR Title		RPA / LPIS	
				Size (Ac)	Size (Ha)	Size (Ac)	Size (Ha)
1	Lone Ash	SK7640 0542				33.85	13.70
2	Smite Side	SK7640 4678	NT463503	90.49	36.62	17.72	7.17
3	Cattle Pen	SK7640 5768				24.71	10.00
4	Willow	SK7640 3141	NT310991	1.71	0.69	13.44	5.44
<b>Total Area</b>							

## General Information

The contents of this section applies to all of the Property unless the text specifically refers to an individual parcel.

## Property Area

The overall area of the Property is 92.20 acres (37.31ha) approximately. This is based on HMLR Title Plan areas.

## Sporting

All sporting rights are included in the sale of the Property.

## BPS | Entitlements

No right to any payments are included in the sale of the land.

## Development Overage

The Property is being sold subject to an overage for any non-agricultural use of 35% for 50 years.

## Easements and Wayleaves

The land is sold with the benefit of and subject to all existing rights and obligations including rights of way, whether public or private, light, support, drainage, water and other obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these particulars.

## Utilities & Services

The Property does not benefit from either a water or electricity supply.

## Drainage Rates

Rates are payable to the Trent Valley Internal Drainage Board which for the 12 month period ending 31.03.26 were £535.90.

## Access

The Property is accessed via Lombard Street which is maintained at the public's expense or from internal farm tracks which form part of the Property.

## Land Drainage

Detailed plans are available in the farm data room for the fields which have under field drainage.

## Nitrate Vulnerable Zone

The Property sits within an NVZ - NVZ ID; S317 - NVZ Name; SMITE R NVZ.

## Public Rights of Way

The Property is subject to a public footpath which runs along the northern and western boundary. Please see the plan in the data room for the exact location.

## Sustainable Farm Incentive [SFI] Scheme

There is an SFI agreement currently in place for part of the Property. This will be withdrawn on completion of the sale.

## Tenure and Possession

The property is offered for sale freehold with vacant possession subject to the harvest of maize until 31<sup>st</sup> October 2026, and the sale completion date

## Mines & Minerals

Mines and minerals are included within sale of land registered within HMLR Title Number NT310991.

Mines and minerals are excepted and reserved with the provision for compensation for the land registered within HMLR Title Number NT463503.

## Rights

The land registered under HMLR Title Number NT463503 contains a provision as to boundary features.

Further details are available in the farm data room.

## Value Added Tax

If the sale of the land, or any associated rights becomes a chargeable supply in the context of VAT legislation, VAT will be payable by the purchaser[s] at the prevailing rate, in addition to the purchase price.

## Location

What3Words - [///confused.digesting.sampling](https://www.what3words.com/#!/confused.digesting.sampling)

## Plans Areas and Schedules

The property comprises multiple Land Registry titles.

The areas referred to in these particulars are derived from the measured areas of the constituent title parts as downloaded into the Land App and the unregistered areas based on the deeds transferred onto and measured in the Land App. These are shown in the column labelled HMLR Title areas in the land schedule for each field. The LPIS areas on the land schedule are based on RPA data. They are provided for illustrative purposes only.

## Boundaries

It will be assumed that the purchaser has full knowledge of all of the boundaries; neither the seller nor their Agent will be responsible for confirming any boundaries or the ownership thereof.

## Method of Sale

The Property is offered for sale by private treaty. It is likely, but not certain, that best bids will be requested as part of the sale process, so if you are interested in making an offer, please make sure that you make this known to the selling agents.

## Exchange, Completion and Early entry

Following acceptance of an offer, the purchaser will be expected to exchange contracts within 8 weeks of the agreement of Heads of Terms. Completion thereafter will be following the harvest of the 2026 crops. Early entry, if required, will be available post exchange, as harvest 2026 crops are cleared.

## Anti - Money Laundering

In accordance with Anti - Money Laundering Regulations, the source of funding and identification will need to be provided by the successful buyer[s].

## Viewing

Viewing will be strictly by appointment with the selling agent. Please contact the office to arrange a viewing.

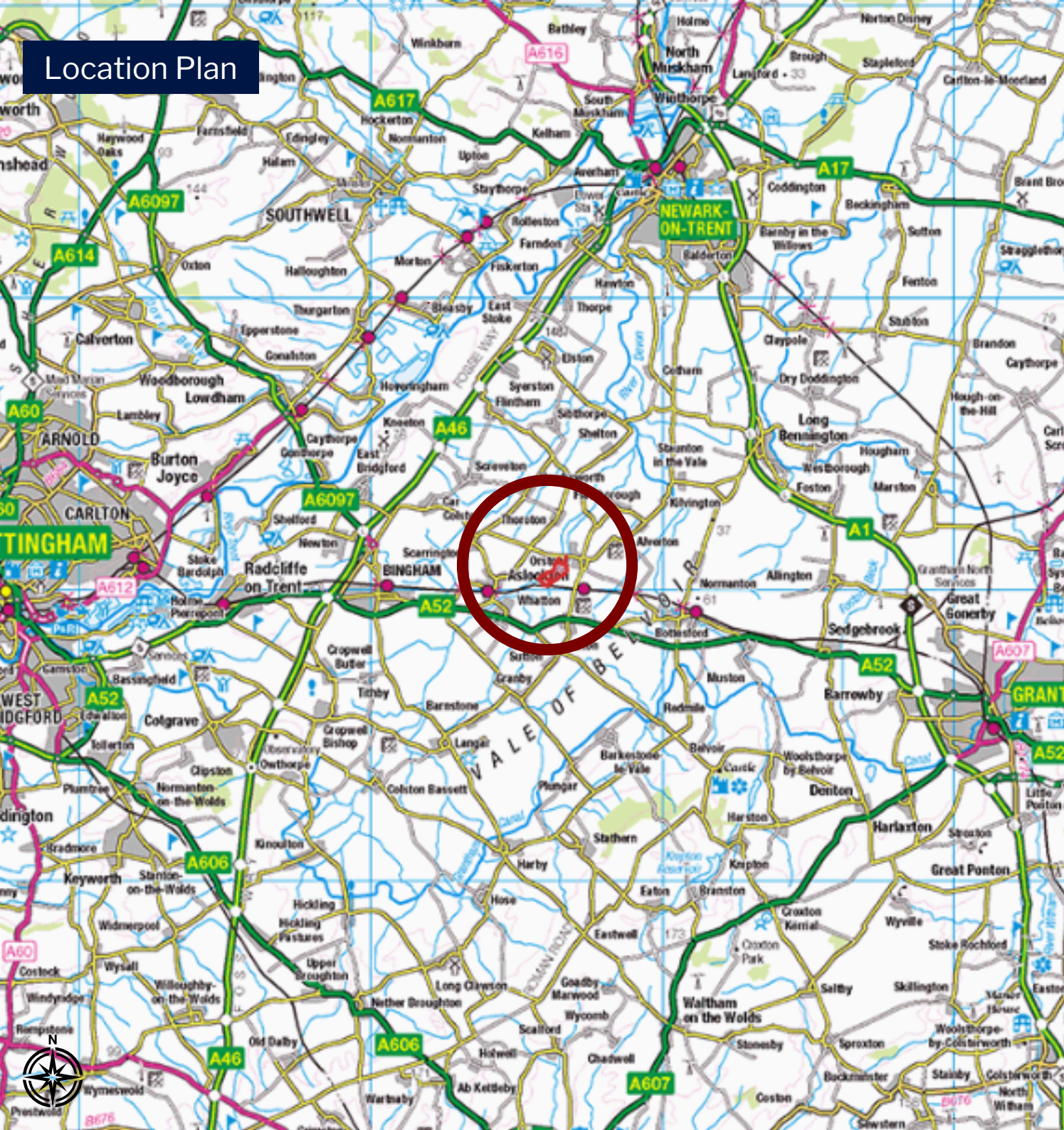
## Farm Data Room

Please contact Claire Baker in the office for access: [claire@hubrural.co.uk](mailto:claire@hubrural.co.uk) | 01406 370035

## Selling Agent [sole]

Hub Rural Ltd, The Crew Yard Pickwell House, Hogs Gate, Moulton, Spalding, Lincolnshire, PE12 6QH.  
T: 01406 370035 | [hub@hubrural.co.uk](mailto:hub@hubrural.co.uk)

# Location Plan



## Important Notices

Hub Rural Ltd for themselves and for the Vendors or Lessors of this Property gives notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract.

2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Hub Rural Ltd for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only.

3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase.

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5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk.

6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single/Basic Payment Scheme eligibility of any land being sold or leased.

8. Floor plans - calculations reference the RICS IPMS standard. Measurements are approximate and not to scale, and are intended for illustration only.

9. These Particulars were prepared in March 2026.

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These particulars are intended to be printed on A4 paper, landscape orientation. If you would like us to send you a printed copy, please contact the office.

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