Farms & Property

The National Rural Property & Planning Specialists

acorus rural property services

Planning Consultancy • Property Sales • Architectural Service

• Planning Application • Appeals • Enforcement Notice
• Certificates of Lawfulness • Dwelling Design • Agricultural Buildings
• Agricultural Occupancy Conditions • Equestrian

PROPERTIES FOR SALE



GLOUCESTERSHIRE, Coaley
Detached 4 bedroom bungalow with parking and large garden set in a rural position.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £410,000 (C340)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location. SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £265,000 (Ref: C339)



CAMBRIDGESHIRE, Oakington
Substantial six bedroom detached house with gardens and detached double garage extending in total to approx. 0.33 acre.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £625,000 (Ref: C341)



KENT, Underriver
Detached three bedroom house with gardens to front and rear located within the village of Underriver.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
OIRO £548,000 (Ref: C337)

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South West: 01392 873 900 | South East: 01284 753 271
Midlands & Wales: 01902 625 024 | North: 01524 793 900
East: 01284 753 271 RICS | Yorkshire: 01133 470 430

Land

Wright Marshall



42.67 ACRES PASTURE LAND ON THE EDGE OF POYNTON, CHESHIRE SK12 1DE
LAND AT TOWERS ROAD
FOR SALE BY PUBLIC AUCTION IN THREE LOTS:
Lot 1: 2.18 acres, Lot 2: 28.74 acres,
Lot 3: 11.75 acres
on Monday, 26th November 2018 at 7.00pm
at The Davenport Golf Club, Poynton SK12 1TS
Tel: 01606 41318



50.55 ACRES ARABLE LAND WITH GOOD ACCESS NORTHWICH, CHESHIRE CW9 7SE
LAND AT KING STREET
FOR SALE BY INFORMAL TENDER IN TWO LOTS:
Lot 1: 14.72 acres, Lot 2: 35.83 acres
Offers to be received by 12 noon
Friday. 30th November 2018

Wright Marshall Ltd, Northwich Office
Tel: 01606 41318 or 01606 532870
Stephen Buckingham
E: stephenbuckingham@wrightmarshall.co.uk

RTS Richard Turner & Son
AUCTIONEERS VALUERS & ESTATE AGENTS Est 1803

Longridge – 4 miles Clitheroe – 6 miles

Prime Grassland and Mixed Woodland
Adjoining Huntingdon Hall Lane,
Dutton, Preston, PR3 2ZT

About 67.68 acres



A valuable block of land adjoining Huntingdon Hall Lane from which access is gained comprising 37 acres of productive grassland and 30 acres of mixed woodland both let out but with the benefit of vacant possession April 2020. The land is offered for sale by private treaty and offers in writing prior to 30 November will be seriously considered.

Selling Agents: **Richard Turner & Son,** Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH
Tel: 01200 441351
email: sawley@rturner.co.uk

www.rturner.co.uk

LAND FOR SALE 5.24 acres with water supply Sherburn near Malton North Yorks £60,000 **Tel 01430 235087 (P)**

Grazing / Wanted

200 ACRES SHEEP GRAZING
to March 31st at Kirkby in Furness. Grazier to provide own shepherding. Details from Sam Dennis, Richard Turner & Son 015395 66800.

FENCED GRAZING WANTED
For sheep over winter. Any area.
Tel: Richard 07711642819 Jack 07957 896752 (P)

SHEEP GRAZING WANTED
From now until end of March. Well Fenced. Open to all areas.
Tel: 01260 227656 (P)

WINTER GRAZING WANTED
For Sheep, in Cumbria or surrounding area's.
Tel: 01539 620094 or 07557 058080 (P)

WANTED WINTER GRAZING
For sheep, Derbyshire or surrounding areas, but any area considered
Tel: 07813 857590 / 01433 670372 **(P)**

SHEEP GRAZING WANTED Grass or roots, advanced monthly payments. Call Peter Parker on 07766 475799 **(P)**

WANTED WINTER GRAZING Fenced for sheep until mid March. Any area considered. **Tel 07779 398957 (P)**

SHEEP GRAZING Required South West Midlands.Tel: 07836 508384 (T)

RTS Richard Turner & Son
AUCTIONEERS VALUERS & ESTATE AGENTS Est 1803

WENNINGTON, NR LANCASTER, LA2 8PA
2 ACRE HORSE PADDOCK AND AMMENITY / FISHING POND
Both with Private & Secure access in picturesque rural surroundings.

For sale by Auction (subject to conditions and unless sold previously) in two Lots at Bentham Golf Club, LA2 7AG on Tuesday 27th November at 7.30 pm

Full details: Bentham Office (Ref: SJD)
Tel 015242 61444 www.rturner.co.uk

Central Western France (Charente).



150 acre farm for sale. Currently running 400 ewes. Total aid payments circa 24k€. Attractive 5 bed farmhouse. Lake, totally private but close to village. **£485 000**

Contact Mark BOOTH Tel: 0033 607019706
E: fft@orange.fr www.france-farms.com ref:16600173

To Be Let

COMMERCIAL GREEN HOUSE
To let. 100,000 sq feet. Can divide from 18p per sq ft. long or short term let. pilling, PR3 6SJ
Call now 07816845862

Cattle sheds and yard area to let. Electric and water supplied. Wigan Area

Contact RE & S Baldwin for further details: 01942 723479

WANTED
Land to let standing grass land for balling. Looking at Lancashire Area, would consider any size land.
Tel 07792558853

Property Services

AGRICULTURAL OCCUPANCY CONDITIONS lifted even if failed before, No Win No Fee, AFA are the UK wide experts, 220 lifted since 2004, nearly 100% success rate, free friendly consultation & honest advice, see agricultural occupancy at www.afaplanning-consultants.co.uk 01480 218211 **(T)**

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Call 01772 799500 and place your ad today

PROPERTY LANDSCAPE



Compulsory purchase, telecoms and utilities

Are they threats or opportunities?



David Stout

With the pressure and demand for quicker journeys, better communication and services ever growing, the impact on the rural sector has never been greater.

With that demand comes a broadening range of complexity, not only due to implications from these areas on landowners and farmers, but also highlighting the need to obtain good professional advice as early in the process as possible.

Such intervention will ensure those companies driving these schemes will be able to take full account of the issues applicable to the relevant client, and to act on them while also enabling more detailed negotiations to be undertaken.

Road schemes are often long in the making, but will always require prior consultation with those affected when it is vital that all the relevant factors are made known.

Compensation, while vital, should always be seen as the last part of the process, rather than the only part. Endeavouring to prevent any unforeseen impact on clients' land or property is a key part of the process and one where agents should genuinely believe they can add significant expertise and subsequent benefit in protecting client's interests.

Critical

Whether these involve the taking of land, laying cables or pipes through or above land, understanding and applying the full extent of the land owner or occupiers rights is critical in ensuring that their interests are fully protected.

Many will have heard of the recent changes to the way rents on existing or future telecom masts are to be negotiated with an apparent dramatic swing in favour of the telecom companies arising from the new Electronic Communications Code. Despite this, many of us as agents acting for affected parties, who often achieve significant rental income from such assets, have challenged not only the principals of the code, but also the effectiveness of it and how it can be applied.

While any approach from a third party can, on the face of it, be unwelcome, these can also bring opportunities, which again can only be developed through good communication and early negotiation.

On the flip side, there can be unforeseen benefits, such as the potential removal of overhead cables, better broadband links, improved water supplies, new income streams or development opportunities, to the overall benefit of the landowner or tenant.

In summary, if contacted or notified by any companies wishing to carry out works on your land, always that you seek early advice from a knowledgeable and experienced agent.

To add further incentive in most cases, any professional fees will be met by the acquiring authority or utility company.

David Stout is head of land agency at PFK. Call 01768 866 611, or email david.stout@pfk.co.uk

Farms & Property

Dinwoodie Mains, Johnstonebridge, Lockerbie



A productive stock rearing farm extending to around 246.88ac (99.91ha)
Affording a traditional five bedroom Farmhouse and modern Bungalow with an extensive range of modern farm buildings

Butler Land Management Ltd has undertaken several off market sales and would be pleased to discuss potential sales and acquisitions.

BUTLER LAND MANAGEMENT LTD
01461 201 200
butlerlm.co.uk

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PROPERTIES FOR SALE



ESSEX, Wethersfield
Small former nursery comprising det. 3 bed house, 2 barns, garden, land with disused glasshouses, extending in total to approx. 0.70 ha (1.72 acres) (STS).
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £525,000 (Ref: C346)



SUFFOLK, Hintlesham
Substantial 5 to 6 bed det. character property extending in total to approx. 0.6ha (1.5 acres) (STS) together with 3 bay cart lodge/garage bldng.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £700,000 (Ref: C347)



LINCOLNSHIRE, Fleet
Detached 3 bedroom bungalow with double garage and gardens to front, side and rear set in a rural location.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £265,000 (Ref: C339)



LINCOLNSHIRE, Castle Bytham
A 4 bed det. farmhouse with s-contained annexe providing additional 2 rooms set in 4.77 ha (1.93 acres) with open countryside views and covered swimming pool.
SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
GUIDE PRICE: £750,000 (Ref: C345)

www.acorus.co.uk
South West: 01392 873 900 South East: 01284 753 271
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East: 01284 753 271 RICS Yorkshire: 01133 470 430

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