



Land off the B6030

Kings Clipstone



Land off the B6030

Kings Clipstone

Mansfield

Nottinghamshire

NG21 9JL



21.13ac

A rare opportunity to purchase a useful parcel of easily accessible arable land extending in total to approximately 21.13 acres (16.65 ha) available in two lots, situated in a rural location just outside of Kings Clipstone.

For Sale by Auction on Monday 17th November 2025 at 3 p.m.

The Agricultural Business Centre, Bakewell, DE45 1AH.

Lot A: 5.85 acres — £70,000

Lot B: 15.28 acres — £160,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

The Land is set in a rural location, adjoining the Northern boundary of Sherwood Pines. It is located on the outskirts of the small village of Kings Clipstone with the larger village of Edwinstowe just 2 miles to the North East. A wider range of amenities can be found in the nearby towns of Ollerton (4.5 miles), Mansfield (6.5 miles) and the City of Nottingham 20 miles to the South. Junction 28 of the M1 motorway is found 13.5 miles to the West and the Nearest junction of the A1 10.5 miles to the East.



**Description - Lot A shown highlighted in Red:
Guide Price £70,000**

A useful parcel of grade 3 arable land, suited to a range of cropping, with an access point off the B6030 suitable for modern machinery. Lot 1 extends to approximately 5.85 acres (2.37 ha). There is a mixture of hedgerows with post and wire fencing, that encompasses the lot. There is not believed to be mains water provision .

**Description – Lot B shown highlighted in Blue:
Guide Price £160,000**

Lot 2 is also easily accessed off the B6030, it comprises two parcels, separated only by an internal hedge, though both have gateways on to the access road. The larger of the two lots amounts to 15.28 acres (6.18 ha). The land is again grade 3 arable land, with good cropping potential. As before, there is not believed to be any mains water provision.

Directions:

From Mansfield: take the A60 north towards Worksop, then at the junction with the A6075 (Peafield Lane) turn right towards Edwinstowe . Continue on this road until you reach the two roundabouts, here take the second exit at the 1st roundabout, then on the second roundabout turn right towards Kings Clipstone. When you reach Kings Clipstone turn left and follow the road for about 1 mile, lot A and B are located just past the bridge on the right hand side and will be notifiable by a for sale board.

From Ollerton: take the A614 to Nottingham for about 1 mile, until the right turn to the B6030 to Edwinstowe and Clipstone. Follow this road for about 2.5 miles and the subject property will be located on your left hand side just after the Sherwood pines entrance.

Timber and Sporting Rights:

Included as far as they exist.

Mineral Rights:

Included as far as they exist.

Services:

We are not aware of any water provision servicing the holding, though no thorough inspection has been undertaken

Viewing:

The land may be viewed in day light hours when in possession of a copy of these particulars. Please do not block the road whilst viewing.

Rights of Way, Wayleaves & Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Vendor's Solicitors:

Banner Jones Solicitors, Mansfield corner House, Union Street, Mansfield, NG18 1RP. Contact Mtthew Maiden

Local Authority:

Newark and Sherwood District Council, Castle House, Great North Road, Newark, Nottinghamshire, NG24 1BY

Method of Sale:

This property is to be sold by Auction on the Monday 17th November 2025 at 3 pm. The Agricultural Business Centre, Agricultural Way, Bakewell, Derbyshire, DE45 1AH.

Deposits and Completion:

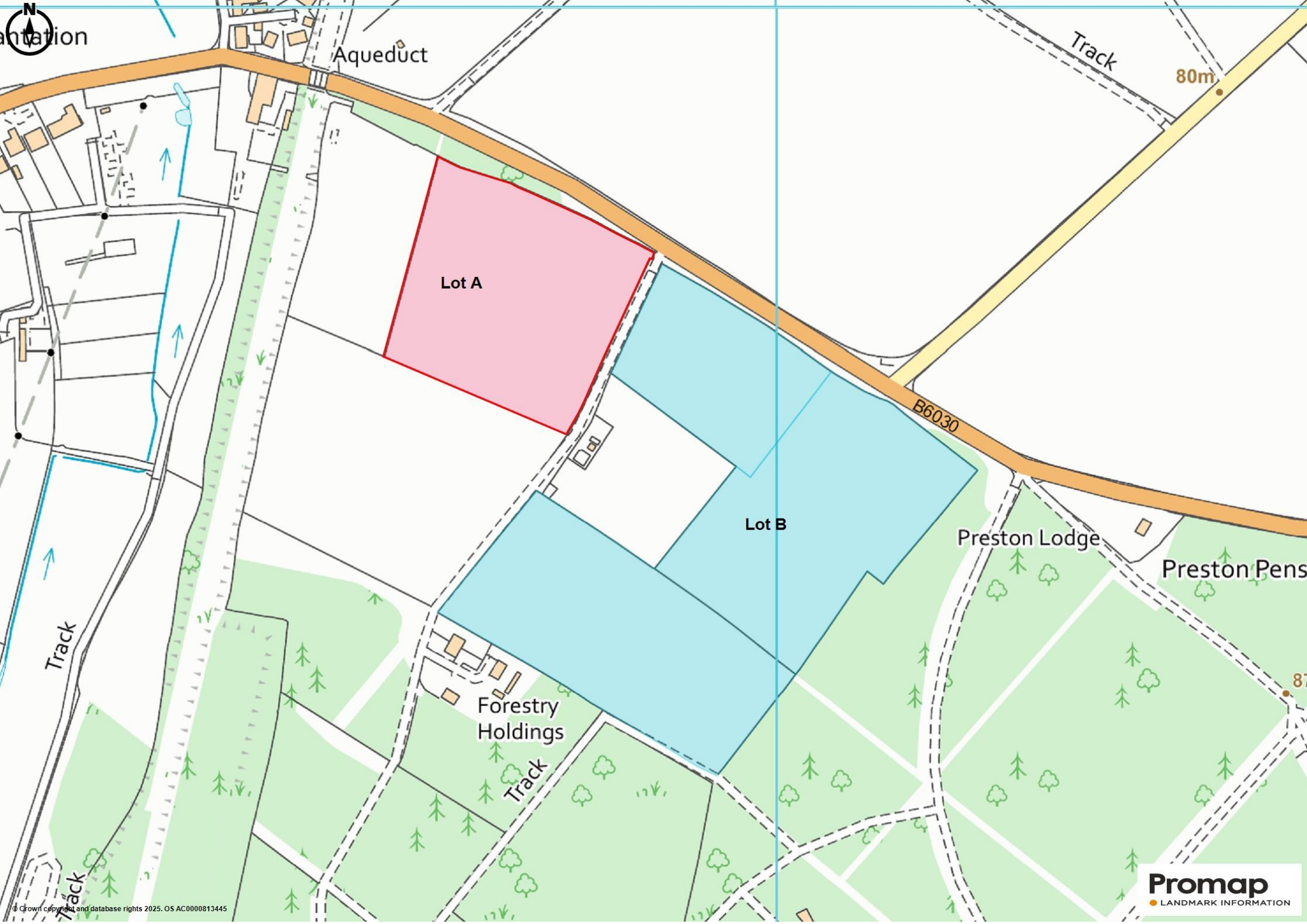
The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. The sale of each lot is subject to a buyer's fee of £500 plus VAT (£600 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £500 plus VAT (£600 inc. VAT). Please contact the auctioneers for further details.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.



Aqueduct

Track

80m

Lot A

Lot B

B6030

Track

Forestry Holdings

Track

Preston Lodge

Preston Pens

LOT A



LOT A



LOT B



LOT B





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In partnership with Bury and Hilton

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