

General Remarks and Stipulations

Location

The land is situated to the west of Normanby Road, within the village of Nettleton, in the West Lindsey District of Lincolnshire. The market town of Caistor lies less than two miles to the north, the market town of Market Rasen lies approximately eight miles to the south and the market town of Brigg sits approximately eleven miles to the north-west.

Description

The land comprises an irregular shaped useful parcel of permanent grassland measuring approximately 12.04 acres, which could easily be split into two 6.02 acre paddocks. Access is directly from Normanby Road via a double gateway. The land is in an Area of Outstanding Natural Beauty (AONB). The land is currently used for growing hay, but it would also be suitable for horse grazing (subject to obtaining planning). The land is registered on HM Land Registry under Title Number LL108009.

Tenure & Possession

The land for sale freehold and with the benefit of vacant possession.

Access

A right of access is to be retained from Normanby Road across the retained land (shown shaded brown on the Site Plan) to any Purchaser(s) of either Lot.

Services

There is a water supply to the land.

Nitrate Vulnerable Zone (NVZ)

The land lies within a designated Nitrate Vulnerable Zone. For further details, visit:-

www.gov.uk/government/collections/nitrate-vulnerable-zones

Easements, Wayleaves & Rights of Way

There is a wayleave in favour of Northern Powergrid in respect of overhead lines and poles crossing the land. The land is sold subject to all other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may be subsequently payable.

Viewing

The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

Method of sale

The land is offered for sale as a **whole or in two Lots by Private Treaty**. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The Purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.