



AGRICULTURE

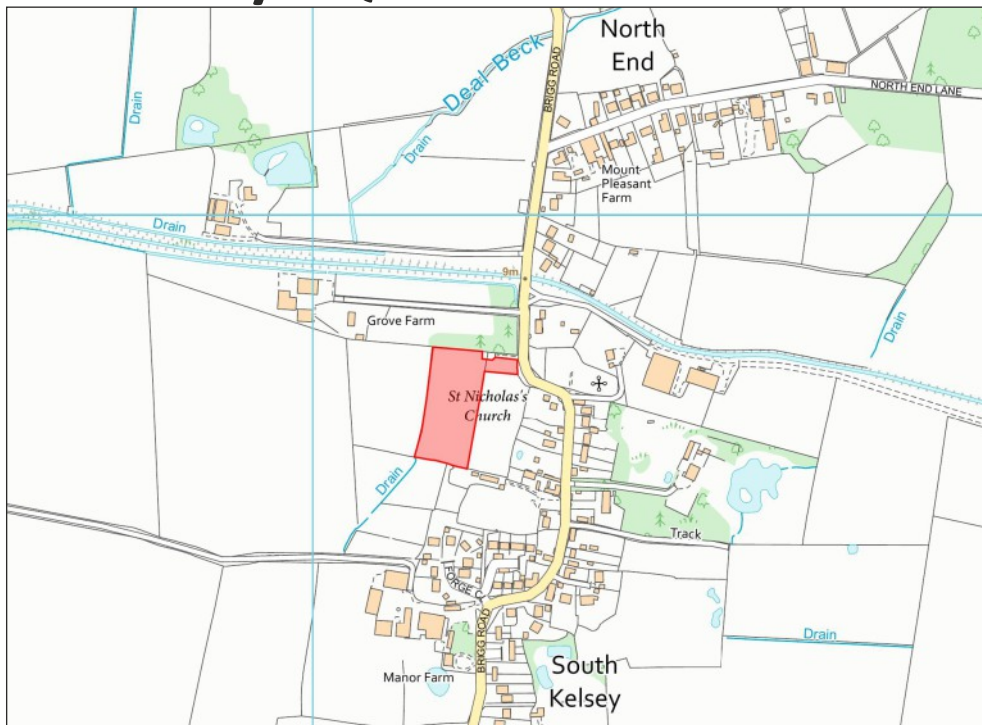
SOUTH KELSEY LINCOLNSHIRE

(Market Rasen 9 miles, Brigg 8 miles)

2.45 ACRES

(0.99 Hectare), or thereabouts

VERSATILE/EQUESTRIAN GRASSLAND



FOR SALE BY PRIVATE TREATY

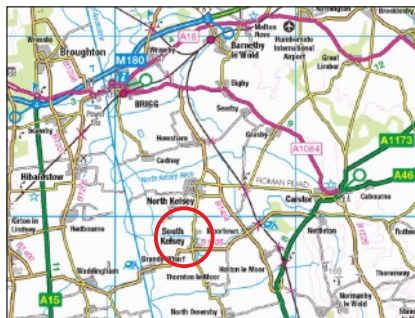
GUIDE PRICE:- £30,000.00

Freehold with Vacant Possession

Solicitors

Bridge McFarland
26 Market Place
MARKET RASEN
LN8 3HL
Tel: 01673 843723

Ref: David Harvey
E-mail: dxh@bmcf.co.uk



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669

Ref: Cecilie Lister
E-mail: cecilie.lister@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The land is situated to the west of Brigg Road, on the northern side of the village and civil parish of South Kelsey, within the county of Lincolnshire. The market town and civil parish of Market Rasen is situated approximately 9 miles to the south-east and the market town of Brigg is situated approximately 8 miles to the north-west of the land.

Description

The land is registered with HM Land Registry, under the Title number LL353235 and equates to a total area of 2.45 acres (0.99 hectare), or thereabouts. The land comprises a grass paddock, accessed directly from Brigg Road through a gated entrance. It is entirely stock-fenced and bordered with mature hedges and trees. The land is currently utilised for sheep grazing.

The land is classified as being Grade 3 on Sheet 104 of the Agricultural Land Classification Maps of England and Wales. The soils are identified as being from the "Wickham 2" association, with their characteristics described as "slowly permeable, seasonally waterlogged, fine and loamy, over clayey, fine, silty over clayey soils" and as suitable for "winter cereals and grassland".

Outgoings

There are no services to the land. There is a water supply to the field adjacent (not included within this sale).

VAT

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

Easements, Wayleaves & Rights of Way

There is an Anglian Water drain cover situated within the field, which Anglian Water occasionally need to access.

The land is sold subject to any other rights of way, reservation of minerals, water, drainage, sporting rights, other easements, wayleaves and all rights of access, whether mentioned in these particulars or not.

Viewing

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

Method of Sale

The land is offered for sale by Private Treaty. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or contact the office on 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.

