

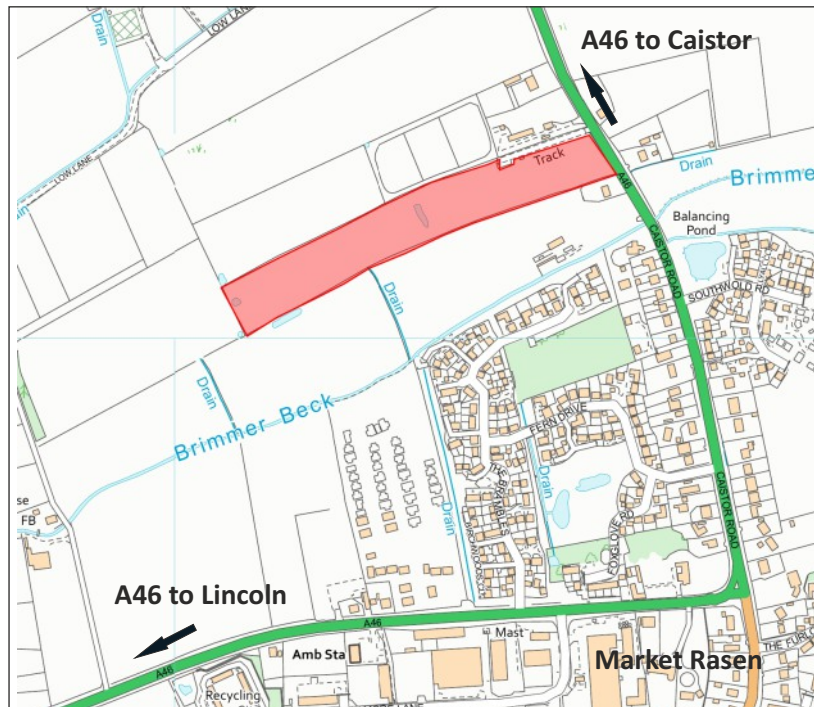
MARKET RASEN LINCOLNSHIRE

(Brigg 14 miles, Lincoln 17 miles)

7.77 ACRES

(3.14 Hectares), or thereabouts

AMENITY WOODLAND & GRASSLAND

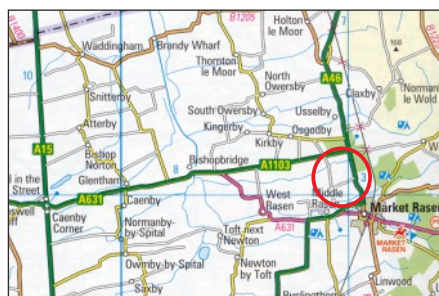


FOR SALE BY PRIVATE TREATY
GUIDE PRICE:- £70,000.00
LEASEHOLD

Solicitors

Burton & Dyson
22 Market Place
GAINSBOROUGH
DN21 2BZ
Tel: 01427 610761

Ref: Kelly-Ann Fransz
E-mail: KAF@burtondyson.com



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 on the northern outskirts of the market town of Market Rasen, on the west side of Caistor Road (A46). The city of Lincoln is situated approximately 17 miles to the south-west and the market town of Brigg is located approximately 14 miles to the north-west.

Description

The land is known as 'Cary's Copse' and it comprises a strip of grassland containing a variety of mature and young trees, as well as a small, breeze block building, in need of repair. The land extends to approximately 7.77 acres (3.14 hectares) and is accessed directly from Caistor Road (A46). All of the land is registered with HM Land Registry under the Title Number LL313866.

Leasehold

The land is held under a 999 Lease, which commenced on 10 August 2012. A redacted copy of the Lease is available upon request.

Woodland Grant

There is a Forestry Grant from the Forestry Commission, on the woodland with two farm woodland payments left to be claimed; 2025/2026 and 2026/2027. After the 15th instalment has been processed, there is a further 15 year obligation on the Leaseholder to maintain the woodland in its current form. The Lease stipulates that "the land is to only be used as amenity woodland for the use and enjoyment of the public for unrestricted access on foot". Details of the Agreement are available from the Selling Agent.

Outgoings

Drainage rates are payable to the Ancholme Internal Drainage Board. For the financial year 2024/2025 the rates payable are £13.18.

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

The land is sold subject to all 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.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

Ref: CL/SJP/BR-24/217
Date: 07 January 2025