



4.61 Acres - Grassland, Blankney Drove

Blankney Dales | Woodhall Spa | LN10 6XJ

Offers In The Region Of £45,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

4.61 Acres - Grassland

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Woodhall Spa | Lincolnshire | LN10 6XJ

Offers In The Region Of £45,000

An opportunity to acquire a regular shaped, stock fenced grass paddock extending to 4.61 Acres, in close proximity to Woodhall Spa.

- Grass Paddock
- Extending to 4.61 Acres (1.86 Ha)
- Stock Fenced
- Road Frontage
- Close Proximity to Woodhall Spa
- Direct Highway Access

Location

The subject land lies close to the River Witham and about 4.5 miles from the popular spa town of Woodhall Spa. Woodhall is situated on the southern edge of the Lincolnshire Wolds, 6 miles south-west of Horncastle, and 15 miles east-south-east of the City of Lincoln.



Description

A rarely available single compartment of permanent pasture, with the benefit of being stock fenced - parcel OS/NG number TF1564 8157. The land is classified Grade II by reference to the Land Classification map for the region (East Midlands ALC005).

Landis Soilscales describe the land as having loamy and sandy soils with a peaty surface and high groundwater. Soils are mostly drained. Cereals, roots, potatoes and field vegetables can be grown, provided groundwater is controlled.

Services

There are no services connected to the land. A mains water connection is in close proximity.

Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

Title

The land is registered under Title LL372767.

Plans & Areas

These have been prepared as carefully as possible, They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Tenure & Possession

The Freehold is being offered with Vacant Possession on completion.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

An overhead electricity transmission line traverses the land.

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

Method of Sale

The property is offered for sale by Private Treaty.

Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

Interested parties are permitted to view the land on foot during daylight hours subject to having a copy of these particulars to hand.





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Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.