



12.08 Acres - Arable Land, Rasen Road

Walesby | Market Rasen | Lincolnshire | LN8 3UJ

Guide Price £85,000



Perkins George Mawer & Co.

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

12.08 Acres - Arable Land

Rasen Road | Walesby

Market Rasen | Lincolnshire | LN8 3UJ

Guide Price £85,000

An opportunity to purchase 12.08 Acres of arable land, located at the foot of the Lincolnshire Wolds.

The land enjoys direct highway access and is situated between Walesby and Market Rasen.

- Arable Land
- Good location
- Single compartment
- Direct highway access

Location

The village of Walesby lies 1.5 miles to the north of the subject land and the popular market town of Market Rasen is just 1 mile south. Market Rasen boasts a wide range of amenities including a variety of shops, leisure facilities and both a primary and secondary school.



Description

A single block of useful arable land classified as Grade III by reference to the Land Classification map for the region (East Midlands ALC005). The land has been farmed as part of a conventional arable rotation.

Landis Soilscapes refer to the land as sandy and loamy soils that are naturally wet (Soilscape 15). It is considered suitable for growing cereals and some roots.

Access

The Land fronts on to public highway, known as Rasen Road, from which it has direct highway access.

Services

There are no mains services connected to the land.

Outgoings

Drainage charges are payable to both the Ancholme Internal Drainage Board and the Environment Agency.

De-linked/Rural Payments Scheme

De-Linked Basic Payment Scheme payments will not be included in the sale.

Environmental Schemes

The land is currently not entered into any Environmental Management Schemes.

Designations

The land is located within a NVZ (Nitrate Vulnerable Zone).

Overage Clause

The land is sold subject to a Development Overage Clause.

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.

Tenantright & Dilapidations

There will be no Tenantright payable. Dilapidations are not allowed.

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Title

The Land is registered under Title LL128818.

Tenure & Possession

The land is offered for sale Freehold, with Vacant Possession granted on completion.

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.

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.

VAT

None of the land is elected for VAT.

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.

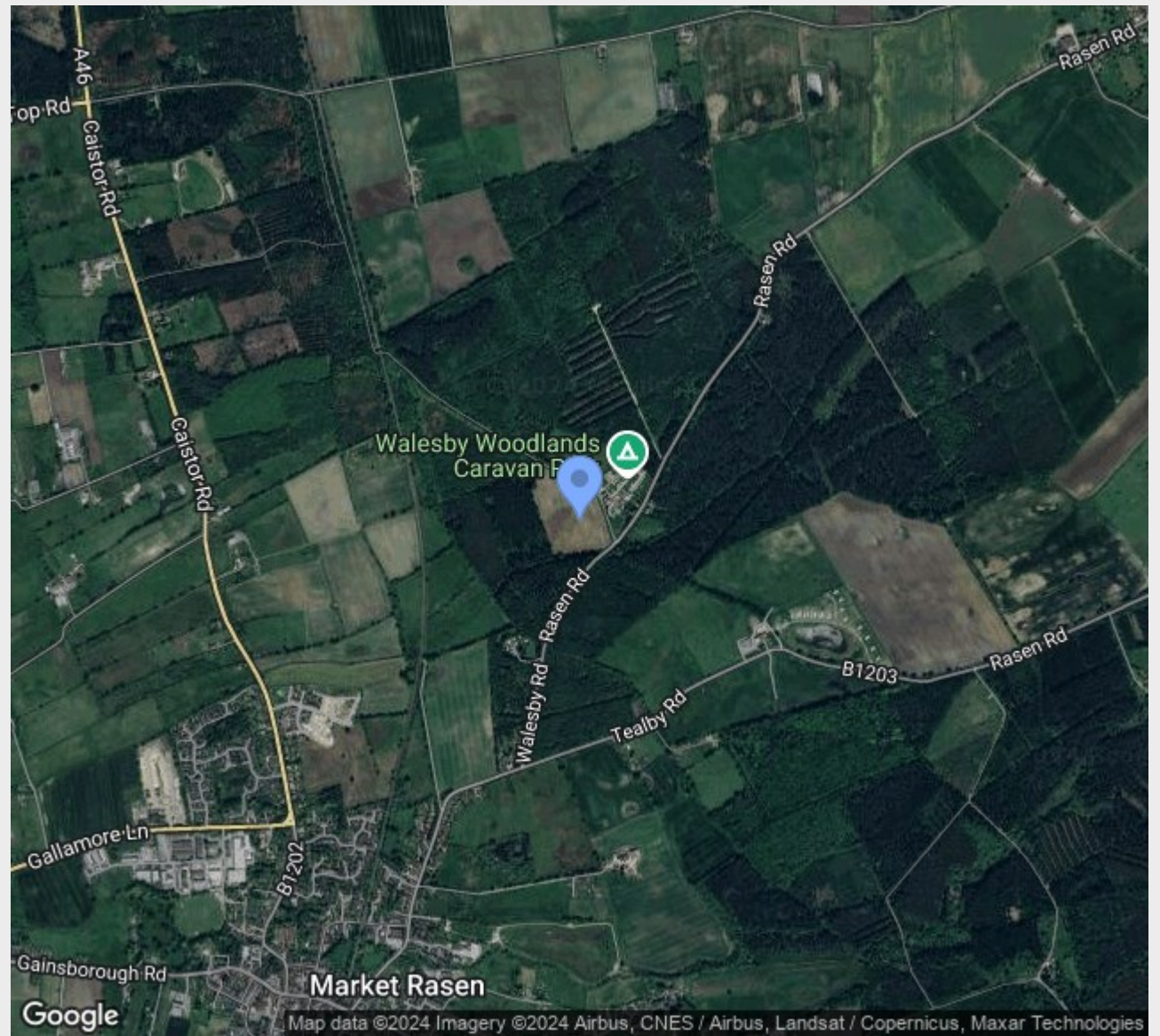
Viewing

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

Solicitor

Grainger Appleyard Solicitors
26-27 Hall Gate
Doncaster
DN1 3NL





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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.