



1.80 Acres - Amenity Land, Cross Lane

Glentham | Market Rasen | Lincolnshire | LN8 2AH

Guide Price £20,000



Perkins George Mawer & Co.

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

1.80 Acres - Amenity Land

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Guide Price £20,000

PGM&Co are pleased to offer an opportunity to purchase 1.80 Acres of Amenity land, directly off the highway and situated between Glentham and West Rasen.

- Amenity Land
- Rural Location
- Single Compartment
- Direct Highway Access

Location

The land lies just over 1 mile to the east of the village of Glentham, off Cross Lane.

Description

The single block of amenity land is classified as Grade 3 by reference to the Land Classification Map for the region (East Midlands ALC005). The land has not been cropped for some time and is grassland with self seeded saplings.

Access

The land fronts onto the public highway known as Cross Lane.

Services

There are no mains services connected to the land.

Outgoings

There are no outgoing payable.

Environmental Schemes

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

Designations

The land lies in a Nitrate Vulnerable Zone.

Overage Clause

The land is sold subject to a Development Overage Clause. Further details available from the Agent.

Rights of Way, Easements & Wayleaves

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

Tenantright & Dilapidations

There will be no claim for tenantright or dilapidations.

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 LL153024.

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

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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