



1.14 Acres (or thereabouts) of Pastureland
Sutton Road, Hannah, Nr Alford, Lincolnshire

Willsons
SINCE 1842

1.14 Acres (or thereabouts)
of Pastureland, Sutton Road
Hannah, Nr Alford
Lincolnshire LN13 9QL

“AGENT’S COMMENTS”

Willsons are pleased to bring to the market this area of land which is very well located close to the seaside resort of Sutton on Sea.

The land lends itself for amenity use subject to obtaining the appropriate consents.

Guide Price: £27,500

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire
LN13 9DR

Jack Boulton

T: 01507 621111

E: jackb@willsons-property.co.uk




Willsons
SINCE 1842

SITUATION & ACCESS

The land is situated to the north of Sutton Road in the village of Hannah. Hannah is approximately 1 mile south of the seaside resort of Sutton on Sea.

The land has good road frontage access directly onto a publicly maintained highway.

 **What3words: fatigued.dusts.trio**

TENURE AND POSSESSION

The land is Freehold and is being offered for sale with full possession upon completion.

SERVICES

We are not aware that the land has any mains services connected.

GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as predominantly Grade 3 by the Agricultural Land Classification of England and Wales.

The predominant soil type is described by the Soil Survey of England and Wales as Holdeness.

The land is level lying.

DRAINAGE RATES

Drainage Rates are payable to Lindsey Marsh Drainage Board. The Agents will notify Lindsey Marsh Drainage Board of the change in ownership.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware that the land is affected by or has the benefit of any wayleaves, easements or rights of way, however the property is sold with all rights, liabilities, wayleave consents and privileges which may affect it whether referred to in these particulars or not.

BOUNDARIES

All of the boundaries are demarcated on the ground by either hedging, fences or ditches. The purchaser is deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

UNDERDRAINAGE

We are not aware that the land has the benefit of any underdrainage scheme.

NITRATE VULNERABLE ZONES

The land is not within any Nitrogen Vulnerable Zone as designated by the Environment Agency.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and Rural Payments Agency and Land Registry information, and although believed to be correct, are for guidance and identification purposes only.

OS No. 9003 Area (Hectares) – 0.461 Area (Acres) – 1.14

Land Registry Title Number LL144001.

VIEWING

These particulars constitute a permit to view the land at any reasonable time during daylight hours and we ask that any potential purchaser takes specific care of any growing crops or potential hazards whilst upon the land. Please be aware that you enter the land entirely at your own risk and that neither the vendor nor the selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

LOCAL AUTHORITIES

East Lindsey District Council

The Hub, Mareham Road, Horncastle LN9 6PH – Tel: 01507 601111

Lindsey Marsh IDB

Manby Park, Wellington House, Manby LN11 8UU – Tel: 01507 328095

Environment Agency

Ceres House, Searby Rd, Lincoln LN2 4DW – Tel: 0370 850 6506

PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must not be relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

VALUE ADDED TAX

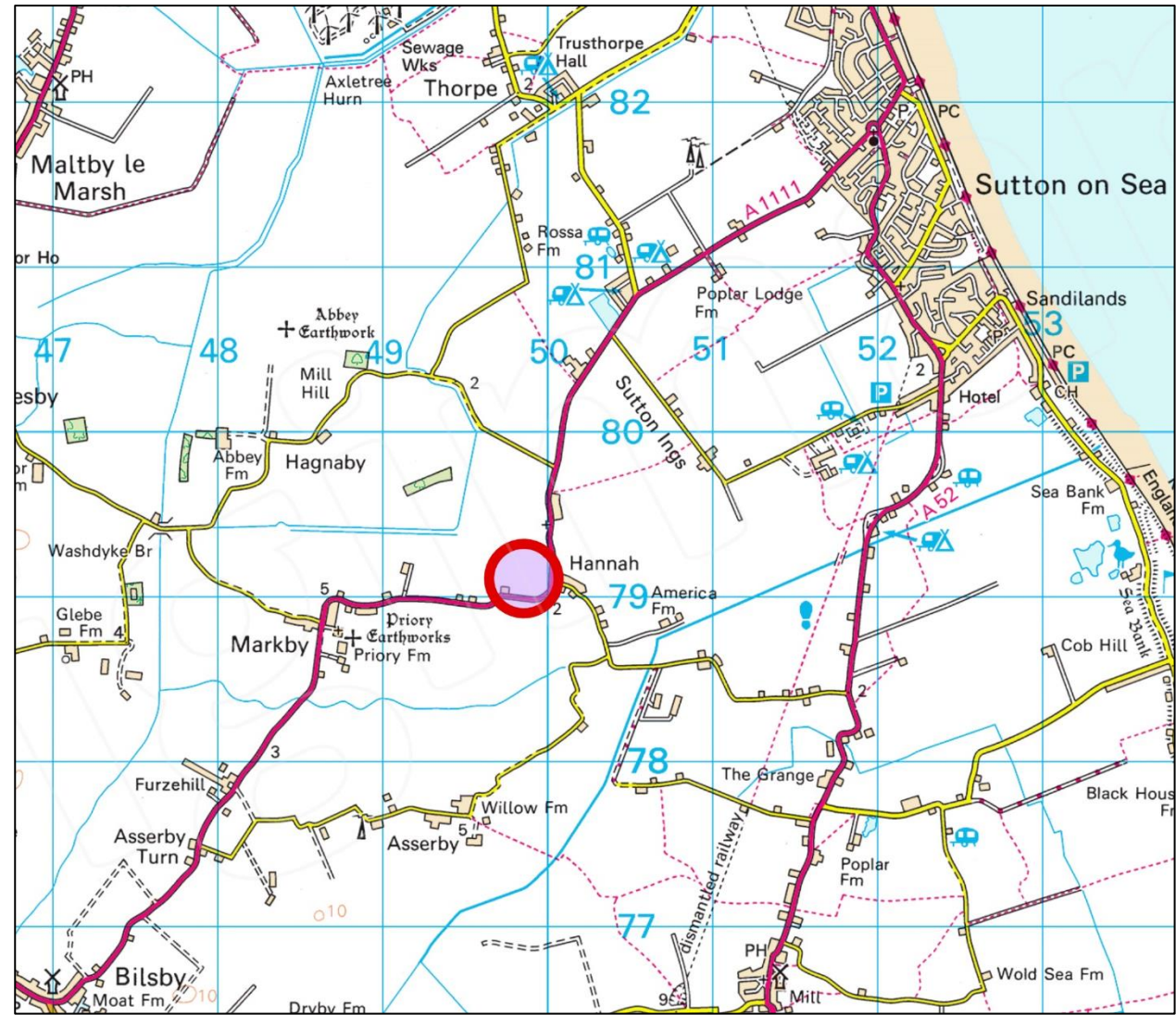
The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

METHOD OF SALE

The land is offered for sale by Private Treaty.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



Photographs Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

