

LAND FOR SALE

Land on the West Side of Ashfield Road, Sleaford NG34 7DZ

GUIDE PRICE: £35,000 FREEHOLD

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Property and Business Consultants

- Site area approximately 0.09 acres.
- Central Town Location
- The land benefits from being fenced and gated.
- Potential storage land or garden extension.

LOCATION

Sleaford is an established Market Town in the middle of the County of Lincolnshire being approximately 17 miles South of the City of Lincoln, and where the A15 bypasses the Town providing valuable communication links via the road network to both the A1 at Newark which is approximately 22 miles away, and towards Boston and the East Coast. Sleaford has a resident population of approximately 14,500 people.

The land is located west of Ashfield Road and to the east of Tamer Road around 0.7 miles to the North of Sleaford Railway Station and 0.4 miles from Southgate which is the main retail area within Sleaford.

DESCRIPTION

The land is fenced and gated and extends to around 0.09 acres providing a link between Tamer Road and Ashfield Road. It is surrounded by houses and a care home and may offer opportunities for garden extensions, car parking, storage or development, subject to the necessary planning consent.

The area to be sold comprises title numbers LL254764, LL292846 and LL310275.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any sale negotiated.

ASKING PRICE

We are offering the freehold interest at £35,000.

Easements Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this brochure.

We have been advised that the land has pedestrian and vehicular rights of way over Tamer Road and onto Ashfield Road.

SERVICES

No Services are connected. Prospective purchasers should make their own enquiries regarding availability with the relevant Statutory Authorities.

We have been advised that there is a AWA drain running under the site.

TOWN & COUNTRY PLANNING

For further information in respect of planning-related matters, prospective purchasers should contact North Kesteven District Council. Tel: 01529 414155.

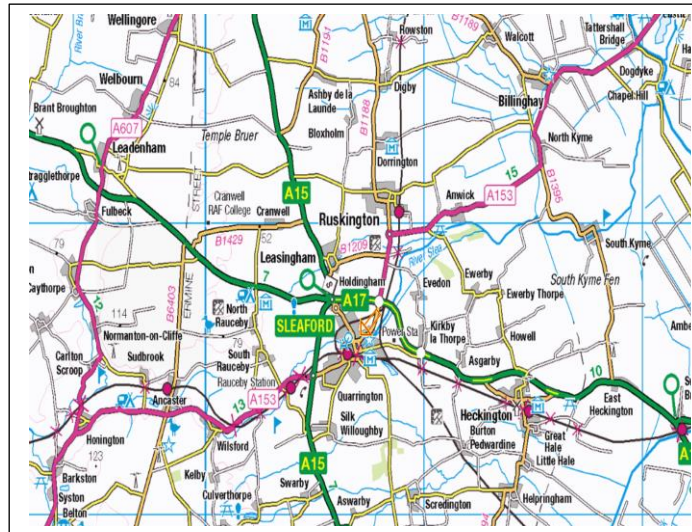
VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Agents:

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