



Around 5.89 Acres, Trent Lane, Girton, Newark, NG23 7JB **Guide Price: £47,000 (£900 + VAT Buyers Fee)**

**Description**

An attractive grass paddock extending to around 5.89 acres with road and river frontage. The land would suit the grazing of horses or livestock subject to any required fencing.

**Directions**

From Newark showground roundabout follow the A1133 towards Gainsborough until you reach the village of Girton. Continue through the village and then turn left onto Trent Lane and the land can be found on your left depicted by our for sale board.

<https://what3words.com/mini.pokes.propelled>

**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 catalogue.

**Tenure & Possession**

Freehold with vacant possession upon completion.

**Viewing**

The land may be viewed on foot only during daylight hours, with a copy of these particulars to hand.

**Completion Date**

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

**Auction Bidder Identity Check**

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or [cpa@brown-co.com](mailto:cpa@brown-co.com)

**Solicitors**

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.