



**3.25 acre paddock, Barkestone Lane,
Redmile, NG13 0GR**

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

GUIDE PRICE £75,000



DESCRIPTION

An excellent opportunity to acquire 3.25 acres of level pastureland with good roadside access and frontage onto Barkestone Lane.

LOCATION

The land parcel is accessed off Barkestone Lane, approximately one mile to the North West of Redmile. Redmile village is approximately 10 miles to the West of the historic market town of Grantham and 17 miles to the East of the city of Nottingham.

The land will be clearly identifiable by our 'For Sale' board at the gateway.

What3Words:///ozone.spellings.couch

GUIDE PRICE

The land is marketed at a guide price of £75,000.

METHOD OF SALE

The land is offered for sale via private treaty. The agents are now inviting best offers with a deadline of 31st October 2025 at 12 noon.

TENURE

The land for sale is freehold with vacant possession upon completion.

SPORTING, TIMBER AND MINERAL RIGHTS

Where owned, the land will be sold with any sporting, mineral or timber rights,

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The agents are not aware of any rights of way, wayleaves or easements across the land.

However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

FLOOD ZONE

All of the land is located within Flood Zone 1.

SERVICES

The land does not benefit from any mains services.

DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to an uplift clause whereby 30% of any increase in value arising from development or the grant of planning permission (excluding uses for agriculture and equestrian purposes) will be payable to the vendor for a period of 30 years from the date of completion.

ENVIRONMENTAL SCHEMES

The agent is not aware that the land is subject to any environmental schemes.

LAND REGISTRY

The land is registered with the Land Registry and is title number LT442629

VAT

In the event that any part of the land is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

RATES AND OTHER OUTGOINGS

The property is sold subject to any other rates and outgoings which the purchaser will be liable for.

VIEWINGS

Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars.

PLAN

The plan with red lines are based on Ordnance Survey data and provided for reference purposes only. The vendor not the Vendor's agent are responsible for defining the boundaries or the ownership.

FURTHER INFORMATION

For any further information, please contact:

Eloise Baker, MSc, BSc
SBK Professional Services
T/A Andrew Granger & Co.
44-46 Forest Road
Loughborough
LE11 3NP

Tel: 01509 243720

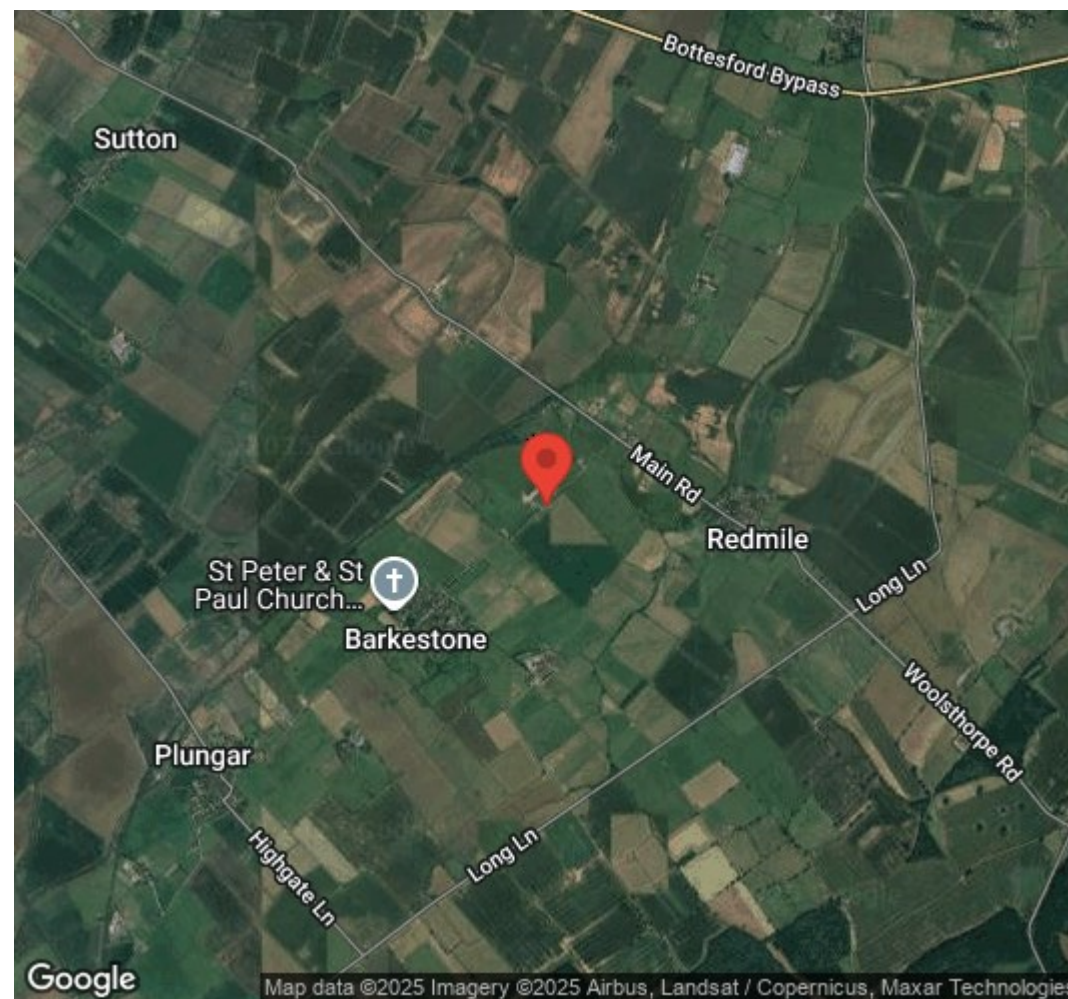
E-mail: eloise.baker@sheldonbosleyknight.co.uk



Plan



Map



For further information, please contact Eloise Baker on 01509 243720

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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