



AGRICULTURE

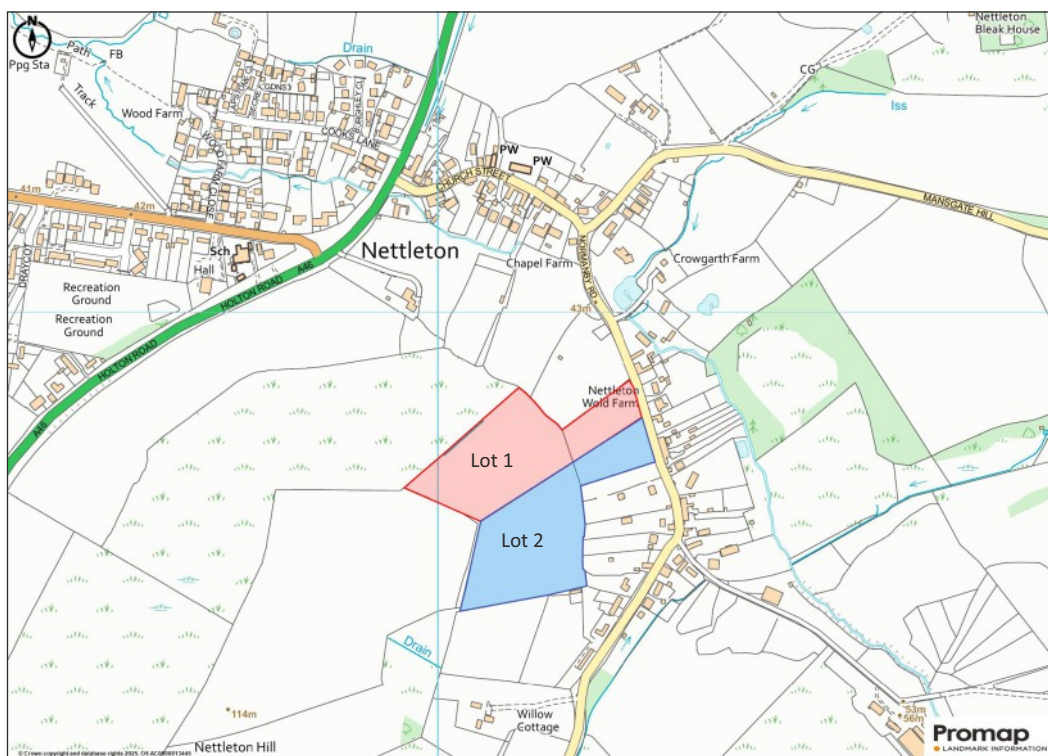
NETTLETON LINCOLNSHIRE

(Caistor 1.5 miles, Market Rasen 8 miles, Brigg 11 miles)

13.04 ACRES

(5.28 Hectares) or thereabouts

GRASSLAND



FOR SALE BY PRIVATE TREATY
GUIDE PRICE:- £65,000.00 PER LOT
FREEHOLD WITH VACANT POSSESSION

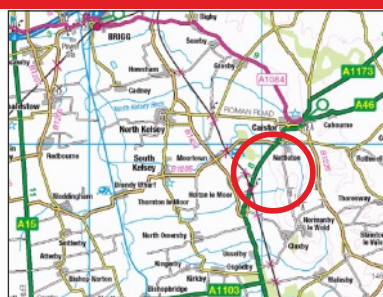
Solicitors

Hetts Johnson Whiting
11 Bigby Street
BRIGG
DN20 8EP

Tel: 07340 795628

Ref: Steven Warne

E-mail: sw@hjw.legal



Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG
DN20 8HS

Tel: 01652 653669

Ref: Cecilie Lister

E-mail: cecilie.lister@ddmagriculture.co.uk

General Remarks and Stipulations

Location

The land is situated to the west of Normanby Road, within the village of Nettleton, in the West Lindsey District of Lincolnshire. The market town of Caistor lies less than two miles to the north, the market town of Market Rasen lies approximately eight miles to the south and the market town of Brigg sits approximately eleven miles to the north-west.

Description

The land comprises an irregular shaped useful parcel of permanent grassland measuring approximately 13.04 acres, which could easily be split into two 6.52 acre paddocks. Access is directly from Normanby Road via a double gateway. The land is in an Area of Outstanding Natural Beauty (AONB). The land is currently used for growing hay, but it would also be suitable for horse grazing (subject to obtaining planning). The land is registered on HM Land Registry under Title Number LL108009.

Tenure & Possession

The land for sale freehold and with the benefit of vacant possession.

Services

There is a water supply to the land.

Development Clause

The land is offered for sale subject to a development clause, whereby 50% of any uplift in value (resulting from an alternative use) in excess of the existing value, is reserved to the current owner for a period of 50 years, commencing from the date of completion.

Nitrate Vulnerable Zone (NVZ)

The land lies within a designated Nitrate Vulnerable Zone. For further details, visit:-

www.gov.uk/government/collections/nitrate-vulnerable-zones

Easements, Wayleaves & Rights of Way

There is a wayleave in favour of Northern Powergrid in respect of overhead lines and poles crossing the land. The land is sold subject to all other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may be subsequently payable.

Viewing

The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

Method of Sale

The land is offered for sale as a **whole or in two Lots by Private Treaty**. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.

