



**Land (2.8 acres) Badgers Field, Bishops Drive,
Southwell, Nottinghamshire, NG25 0JP**

Offers In Excess Of
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Grass Field 2.86 Acres or Thereabouts
- Southwell Green Wedge Location
- For Sale Freehold
- Ideal Grazing, Nature & Conservation Uses
- Good Long Term Investment

A grass field extending to 2.86 acres or thereabouts. Pleasantly situated within the Southwell 'Green Wedge' area on the southern extremity of Bishops Drive.

The field with access for grazing is an ideal location for nature and conservation. The land offers a good long term investment and is offered freehold with vacant possession.

Demand for amenity space, nature and conservation has been on the increase now for some years, with buyers both locally and further afield. The environment here is delightful with an established natural landscape.

TOWN & COUNTRY PLANNING

The existing use of the land is agricultural.

SERVICES

There are no mains services connected to the land.

RIGHTS OF WAY

There is a public footpath within the North and West boundaries of the land.

TENURE

The land is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

SITE PLAN

The land is outlined red on the attached plan.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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