



Land East of Meering Lane, Trent Lane,
Besthorpe, Newark, Nottinghamshire, NG23
7HL

£60,000
Tel: 01636 611811

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

- 6.5 Acres Agricultural Grazing Land
- River Fleet Frontage
- Freehold with Vacant Possession
- Existing Field Shelter
- Green Lane Access

This idyllic location is ideal for equestrian grazing, nature and conservation. The land is offered freehold with vacant possession on completion.

There is considerable potential for water based recreation (excluding sleeping accommodation) to include open space, nature conservation and biodiversity, outdoor sports and recreation, fishing and a rural environment. The land provides a peaceful surroundings, space to get away from an urban environment.

TOWN AND COUNTRY PLANNING

The land is offered as agricultural land for grazing purposes. Potential planning under the national planning framework and planning guidance permitted in flood zone areas are subject to planning permission.

TENURE

The land is freehold with vacant possession on completion.

SERVICES

No mains water or services are connected to the land. The river frontage may provide water for livestock.

RIGHT OF WAY

The northeast area of the land is subject to a right of way from the bridge to adjoining land.

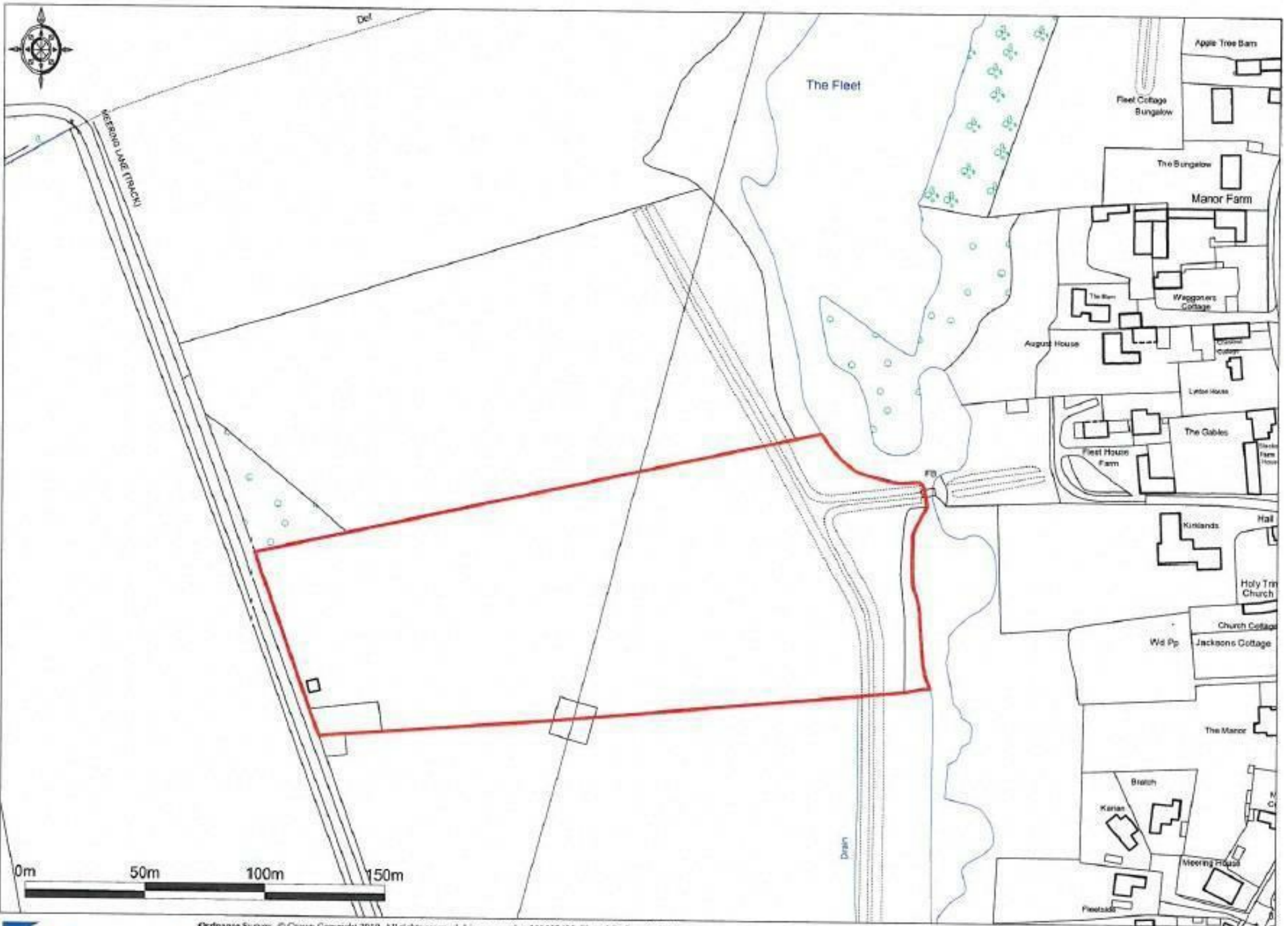
FLOOD ZONE

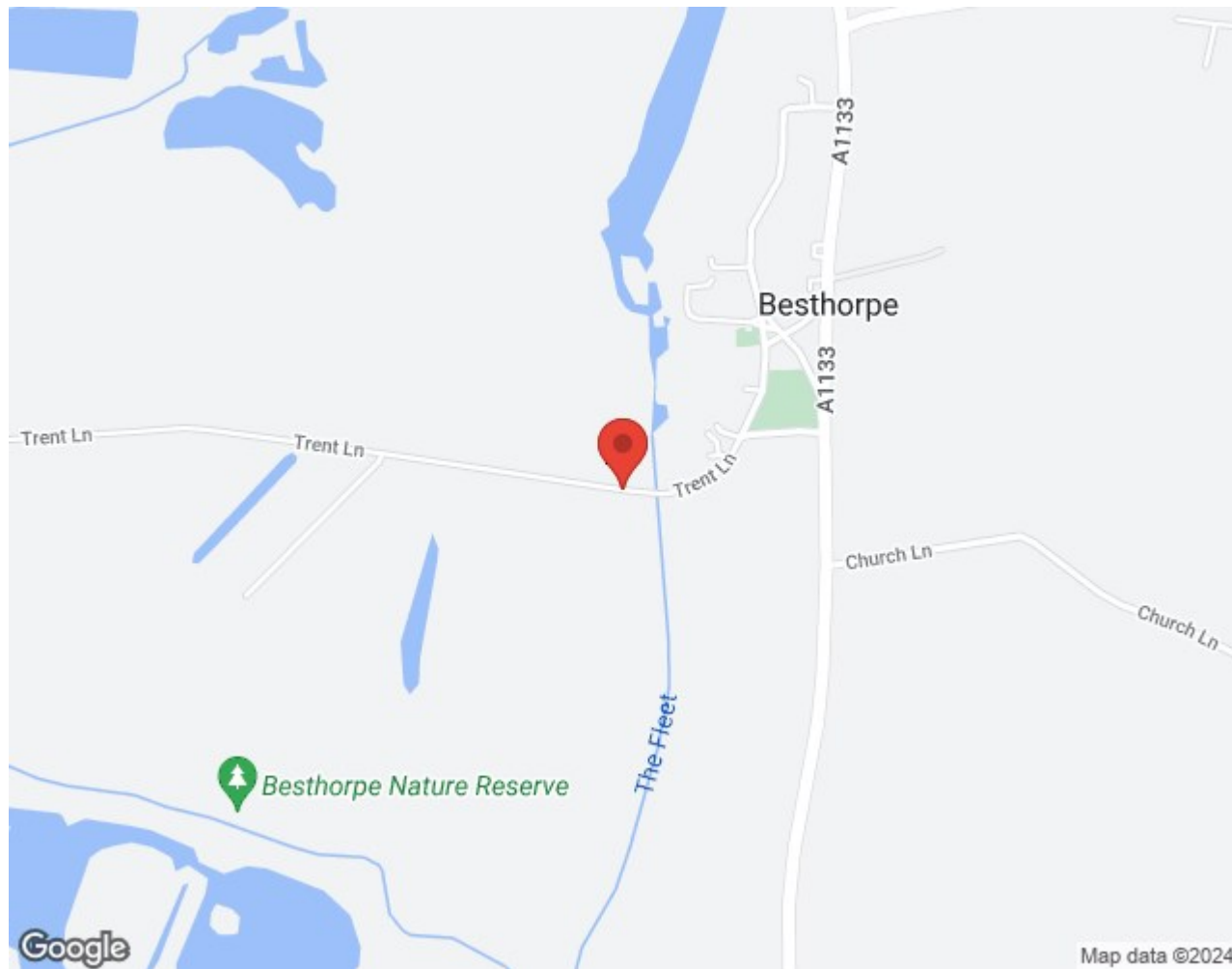
This area of land is within the floodplain of Besthorpe, classed as flood zone 3.

VIEWING

Strictly by appointment with the selling agents.







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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