



0.12 Acre - Amenity Land, Brigg Road

Howsham | Market Rasen | LN7 6LF

Guide Price £7,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Market Rasen | Lincolnshire | LN7 6LF

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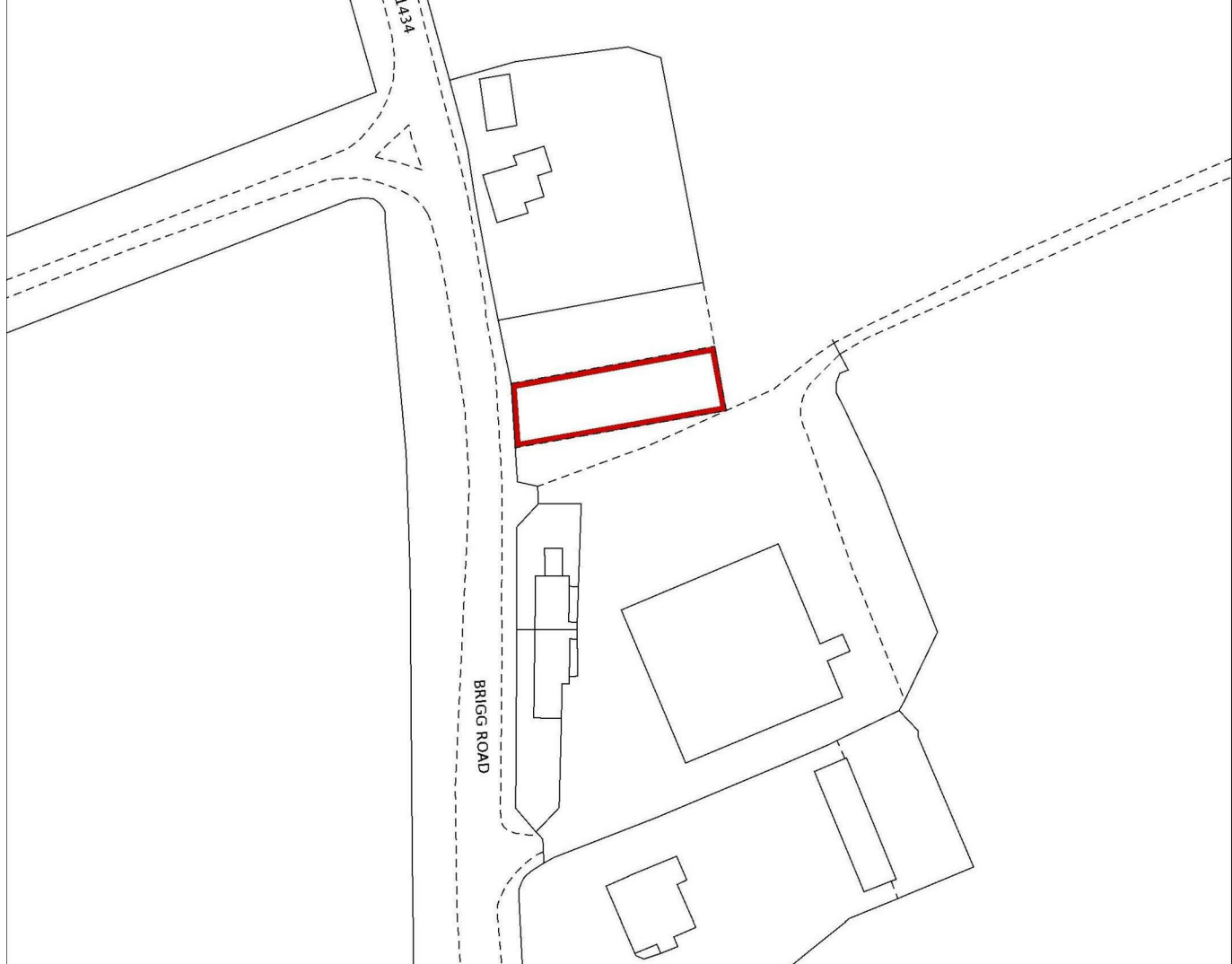
Unique opportunity to acquire an area of amenity land extending to about 0.12 Acres, and lying to the north of the village of Howsham, near Brigg.

- Garden Land
- Road Frontage
- Set in Rural Lincolnshire
- 0.12 Acre (0.05 Ha)
- Close to Village of Howsham
- Unique Opportunity

Location

The land is located directly to the east of Brigg Road (B1434) about 1 mile north of the village of Howsham.

The market town of Brigg is approximately 3 miles to the north west and Market Rasen lies 12 miles south.



Description

A single compartment of land extending to 0.12 Acre (0.05 Ha) of regular shape and with direct highway frontage on to the B1434. The land has been utilised as garden land with grassland, tress and shrubs.

Landis Soilscales describes the land as having slowly permeable, seasonally wet areas with base-rich loamy and clayey soils, being best suited to grassland.

The land is accessible on foot, directly off the main highway (A1434). There is currently no vehicular access directly to the property.

Tenure and Possession

The land is Freehold. Vacant Possession will be granted on completion.

Boundaries

The Boundaries have been demarcated by the Vendor.

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Easements, Wayleaves & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Covenants

Land land is sold subject to the following Covenants:

1. For a period of 25 years from 10 December 2008 the property must not be used for any purpose except as garden land
2. For a period of 25 years from 10 December 2008 cannot build or allow to be built any permanent structure upon the property

Services

There are no services to the land. Water is believed to be nearby and prospective purchasers should make their own enquires as to the prospect of a connection.

Sporting, Timber & Minerals

These are included in the sale in so far as they are owned, subject to any statutory exclusions.

Outgoings

There are no known outgoing.

VAT

It is understood that none of the land is elected for VAT.

Method of Sale

The land is offered For Sale by Private Treaty as a Whole.

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

Solicitor

Hetts Johnson Whiting (ref:
Brigg
North Lincolnshire
DN20 8EP
E: AF@HJW.legal)
T: 01658 655101

Viewing

Prospective purchasers may view the Land during daylight hours with a set of these Particulars of Sale to hand.

Selling Agent

Perkins George Mawer & Co. (Market Rasen)
Ref: Molly Williams
Tel: 01673 843011
Email: molly@perkinsgeorgemawer.co.uk



Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.