



Agricultural Land & Buildings, 2.083 Acres
A616 Ollerton Road, Little Carlton, Newark,
NG23 6BP

Offers In Region Of £80,000

Tel: 01636 611 811

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

- Agricultural Land & Buildings
- Field Gate Access From A616
- Existing Corrugated Metal Shed
- Sectional Concrete Garage
- 2.083 Acres Or Thereabouts
- Permanent Pasture
- Small Nissen Hut

A parcel of agricultural land and buildings extending to 2.083 acre or thereabouts. There is field gate access from the A616. The land is permanent pasture, recently cut for hay. There is an existing corrugated metal shed measuring approximately 10m x 5m, and old caravan stored just behind. There is also a small Nissen hut and a sectional concrete garage.

A water supply is connected to the land.

A flood bank partially divides the land, which is bounded by a water course along the southern boundary.

SERVICES

We understand mains water is connected to the land. Purchasers should make their own enquiries to confirm the connection and adequacy of supply.

TENURE

The land is freehold.

POSSESSION

Vacant possession will be given on completion.

TOWN & COUNTRY PLANNING

The land is situated in designated open countryside (green belt), where development other than for agricultural purposes will not normally be permitted.

VIEWING

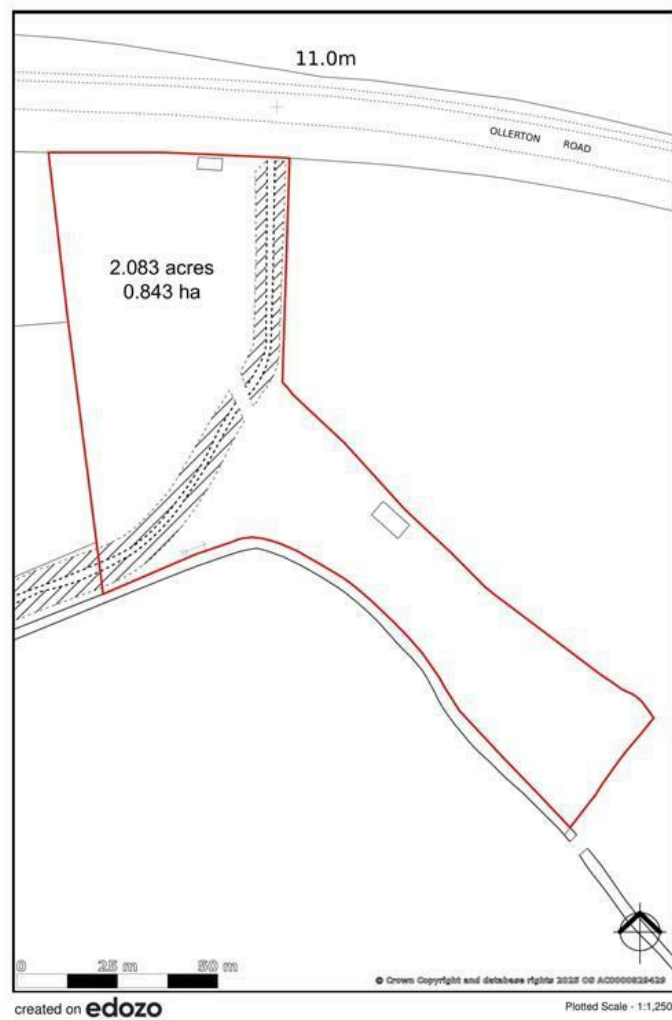
The field gate is locked and viewing is strictly by appointment with Richard Watkinson & Partners.

AGENT NOTE

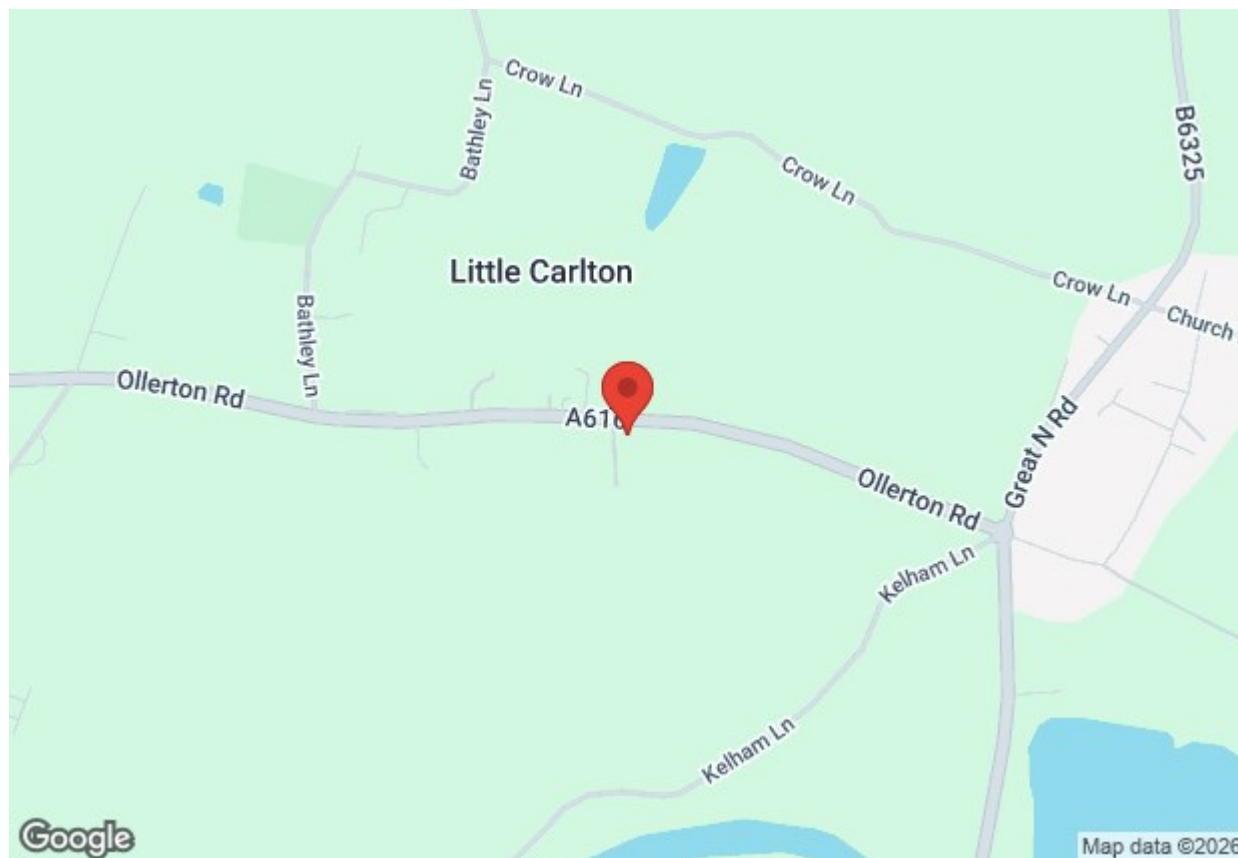
Part of the land has previously flooded



Agricultural Land & Buildings 2.083 Acres, A616 Ollerton Road, Little Carlton, Newark
NG23 6BP



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract.



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 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers