

Richardson

CHARTERED SURVEYORS

Wargate Field Lane
Gosberton
Spalding
PE11 4HJ

FOR SALE

GUIDE PRICE £50,000



- A parcel of land with building extending to 0.56 acre (approx)
- Potential for a variety of uses (subject to planning consent)

Sheep Market House, Stamford, PE9 2RB



www.richardsonesurveyors.co.uk

01780 762433

LOCATION

The property has frontage to Wargate Field Lane just to the south of its junction with Station Road/Belchmire Lane, Gosberton approximately 5 miles north of Spalding.

DESCRIPTION

The property comprises an area previously used for horticultural type purposes and a timber framed and corrugated iron clad building currently divided into three sheds. The external measurements of the building are:

29.2 m x 7.2 m

3.3 m x 2.9 m

Total area 220 sq.m (approx)

3 phase electricity was supplied to the property but is now disconnected.

TENURE

Freehold with vacant possession upon completion.

REGISTERED TITLE

The property comprises part of registered title LL 353720.

PLAN

A plan is attached showing the property coloured pink. It is for identification purposes only.

DEVELOPMENT POTENTIAL

The property may have some development potential but lies within Flood Risk Zones 2 and 3. It should be noted that the vendor's preference is for a clean sale of the land, ie without it being conditional or subject to planning permission being obtained.

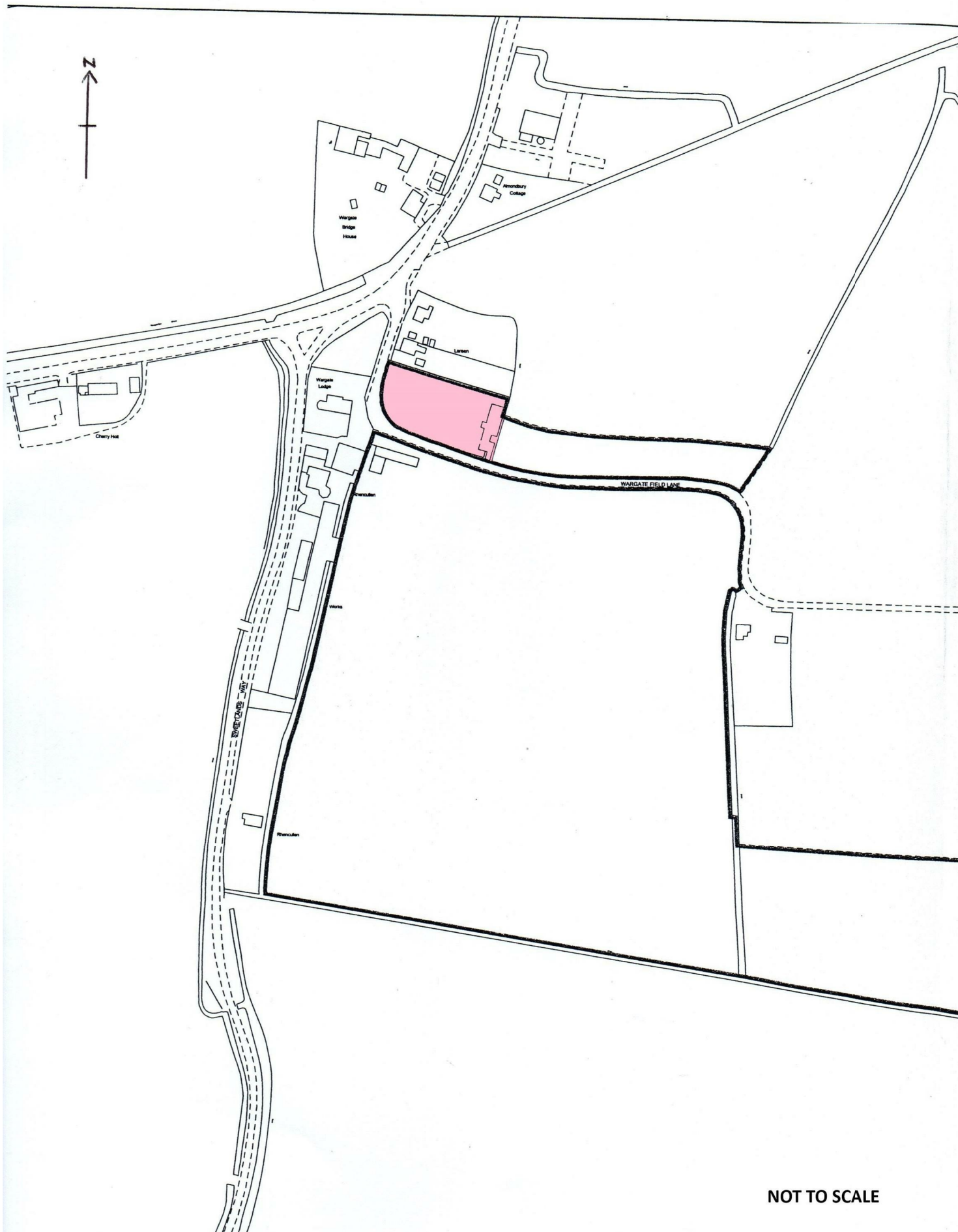
METHOD OF SALE

Offers are invited for the freehold interest. Interested buyers are advised to let the selling agent know of their interest in the land as soon as reasonably possible.

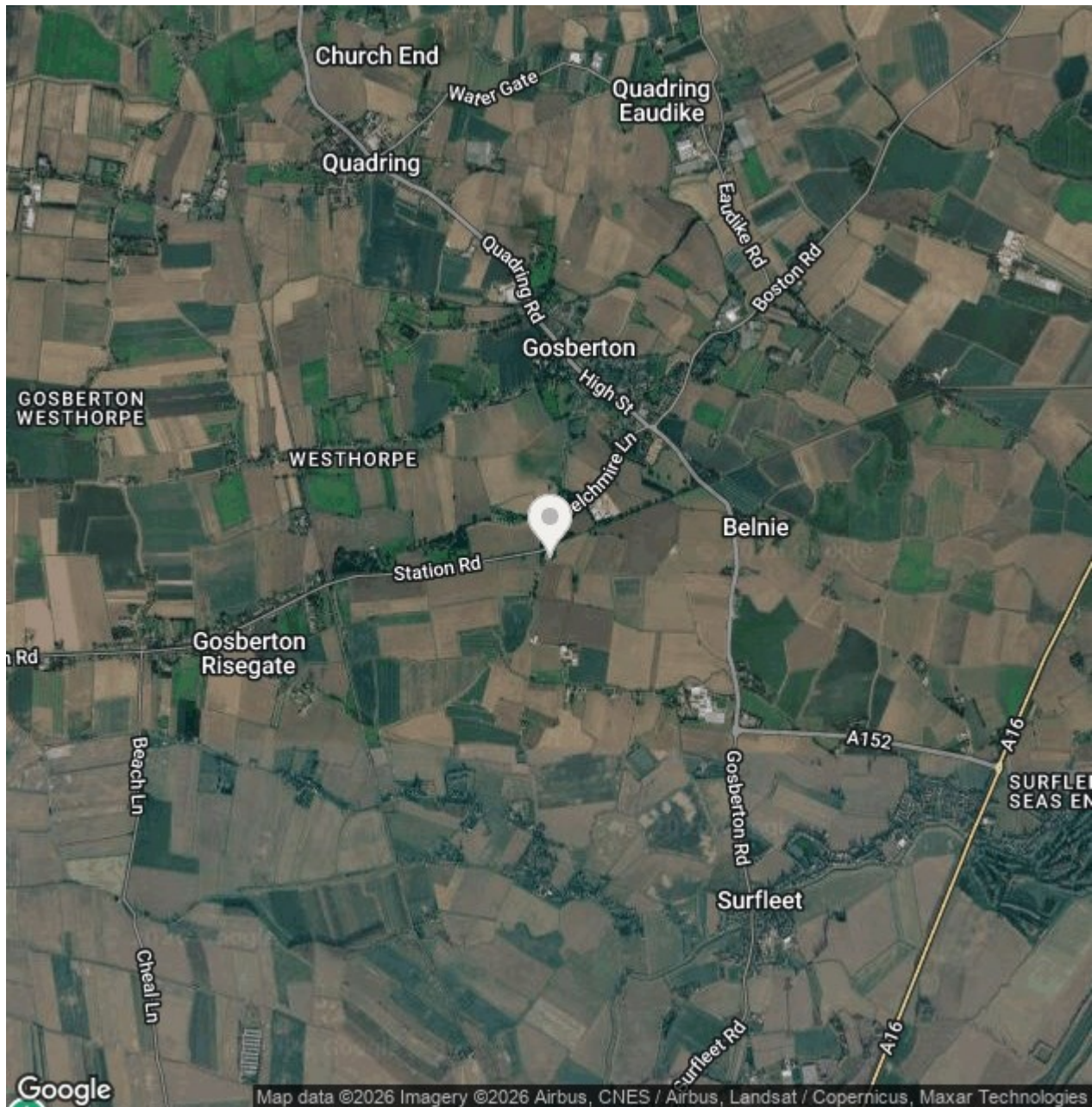
VIEWING

Viewing on foot may be carried out without any appointment by persons in possession of a set of these sale particulars.

Please be aware of any potential hazards.



NOT TO SCALE



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.