



10.45 Acres, Kettlethorpe Lane, Kettlethorpe, LN1 2GZ **Guide Price: £80,000 (£900 + VAT Buyers Fee)**

Description

Around 10.45 acres of grade 3 arable land with road frontage on two sides. The land is currently growing Winter Barley which will be harvested by the current tenant and they will then vacate the land.

Directions

Follow the A156 until you reach the village of Fenton and then turn left onto Kettlethorpe Road. Stay on this road and you will find the land on your right before entering the village of Kettlethorpe.

<https://what3words.com/desktops.custodial.fame>

The Land

The land is defined in the soil map of England and Wales as 821b Blackwood which is deep permeable sandy and coarse loamy soils. Groundwater controlled by ditches. Suitable for growing cereals, potatoes, sugar beet, some grassland and coniferous woodland.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

The land may be viewed unaccompanied during daylight hours
Tel: 01522 504360

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or lincolnpropertyauctions@brown-co.com

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