

# DDM

## AGRICULTURE

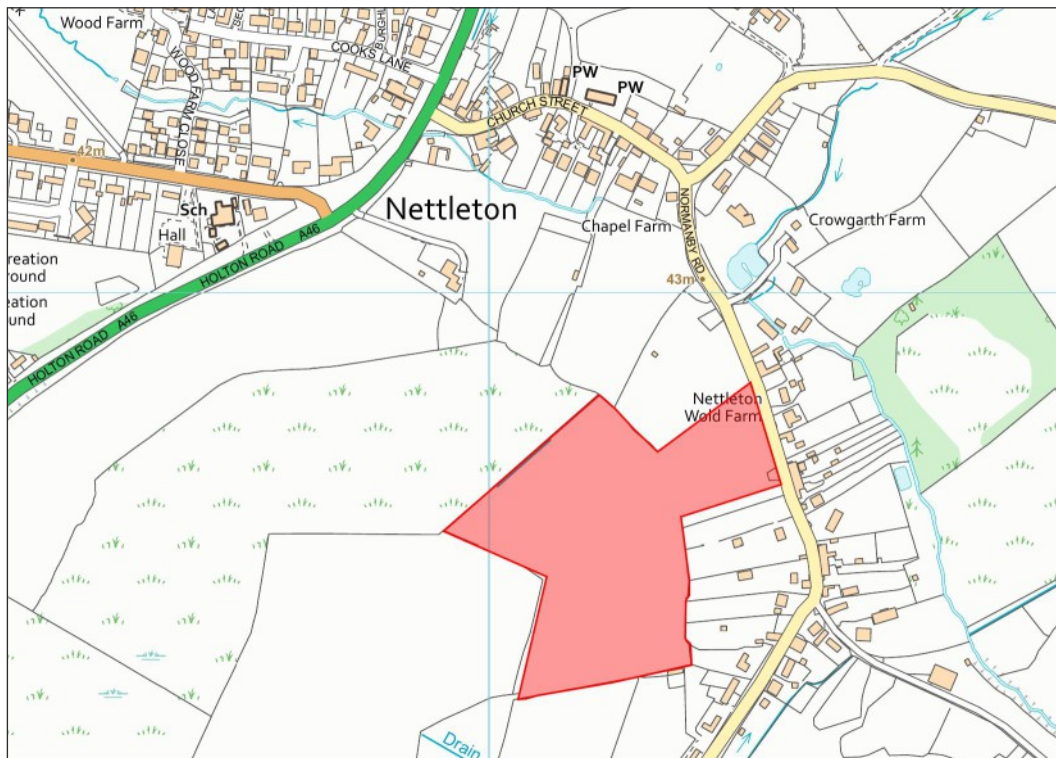
# NETTLETON LINCOLNSHIRE

(Caistor 1.5 miles, Market Rasen 8 miles, Brigg 11 miles)

# 12.79 ACRES

(5.18 Hectares) or thereabouts

## GRASSLAND



**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:- £135,000.00**

**FREEHOLD WITH VACANT POSSESSION**

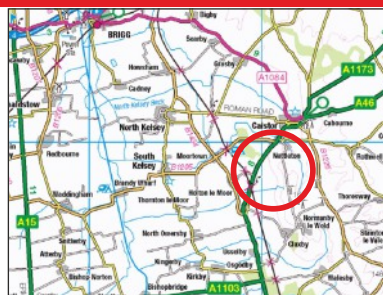
### Solicitors

Mason Baggott and Garton  
25 Bigby Street  
BRIGG  
DN20 8EP

Tel: 01652 654111

Ref: Richard Mason

E-mail: richardmason@lawlincs.co.uk



### Selling Agents

DDM Agriculture  
Eastfield  
Albert Street  
BRIGG  
DN20 8HS

Tel: 01652 653669

Ref: Cecilie Lister

E-mail: cecilie.lister@ddmagriculture.co.uk

## General Remarks and Stipulations

### Location

The land is situated to the west of Normanby Road, within the village of Nettleton, in the West Lindsey District of Lincolnshire. The market town of Caistor lies less than two miles to the north, the market town of Market Rasen lies approximately eight miles to the south and the market town of Brigg sits approximately eleven miles to the north-west.

### Description

The land comprises an irregular-shaped parcel of permanent grassland, measuring approximately 12.79 acres. Access is directly from Normanby Road via a double gateway. The land is in an Area of Outstanding Natural Beauty (AONB) and is currently used for growing hay, but it would also be suitable for horse grazing (subject to obtaining planning). The land is registered on HM Land Registry under the Title Number LL108009.

### Planning

Planning permission was granted in 1995 for the erection of a block of 4 stables on the land, under the planning reference: W66/681/95.

### Tenure & Possession

The land is for sale freehold and with the benefit of vacant possession.

### Services

There is a water supply to the land.

### Development Clause

The land is offered for sale subject to a development clause, whereby 50% of any uplift in value (resulting from an alternative use) in excess of the existing value, is reserved to the current owner for a period of 50 years, commencing from the date of completion.

### Nitrate Vulnerable Zone (NVZ)

The land lies within a designated Nitrate Vulnerable Zone. For further details, visit:- [www.gov.uk/government/collections/nitrate-vulnerable-zones](http://www.gov.uk/government/collections/nitrate-vulnerable-zones)

### Easements, Wayleaves & Rights of Way

There is a wayleave agreement held in favour of Northern Powergrid in respect of overhead lines and poles crossing the land. The land is sold subject to all other rights of way, reservation of minerals, water, drainage, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

### Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT, which may be subsequently payable.

### Viewing

The land may be viewed at any reasonable time during daylight hours being in possession of a set of these particulars.

### Method of Sale

The land is offered for sale as a **whole by Private Treaty**. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or (01652) 653669 to discuss their interest.

