



Land, 2.8 acres Welfen Lane, Claypole,
Newark, NG23 5AL

£70,000

Tel: 01636 611 811

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

- Grass Paddock 2.8 Acres
- Post & Rail Fencing
- Ideal for Nature and Conservation
- Recently Built Stables and Tack Room
- Idyllic Location with River Frontage

A grass field extending to 2.8 acres with recently built stables and a tack room. There is a field gate entrance and post and rail fencing. The land has frontage to the River Witham in a delightful rural location.

The land is a short distance from the village with access along a green lane.

SERVICES

There are no services connected to the land.

TENURE

The property is freehold.

ACCESS

Access is by an unmade unadopted track.

PUBLIC FOOTPATH

A public footpath crosses the land.

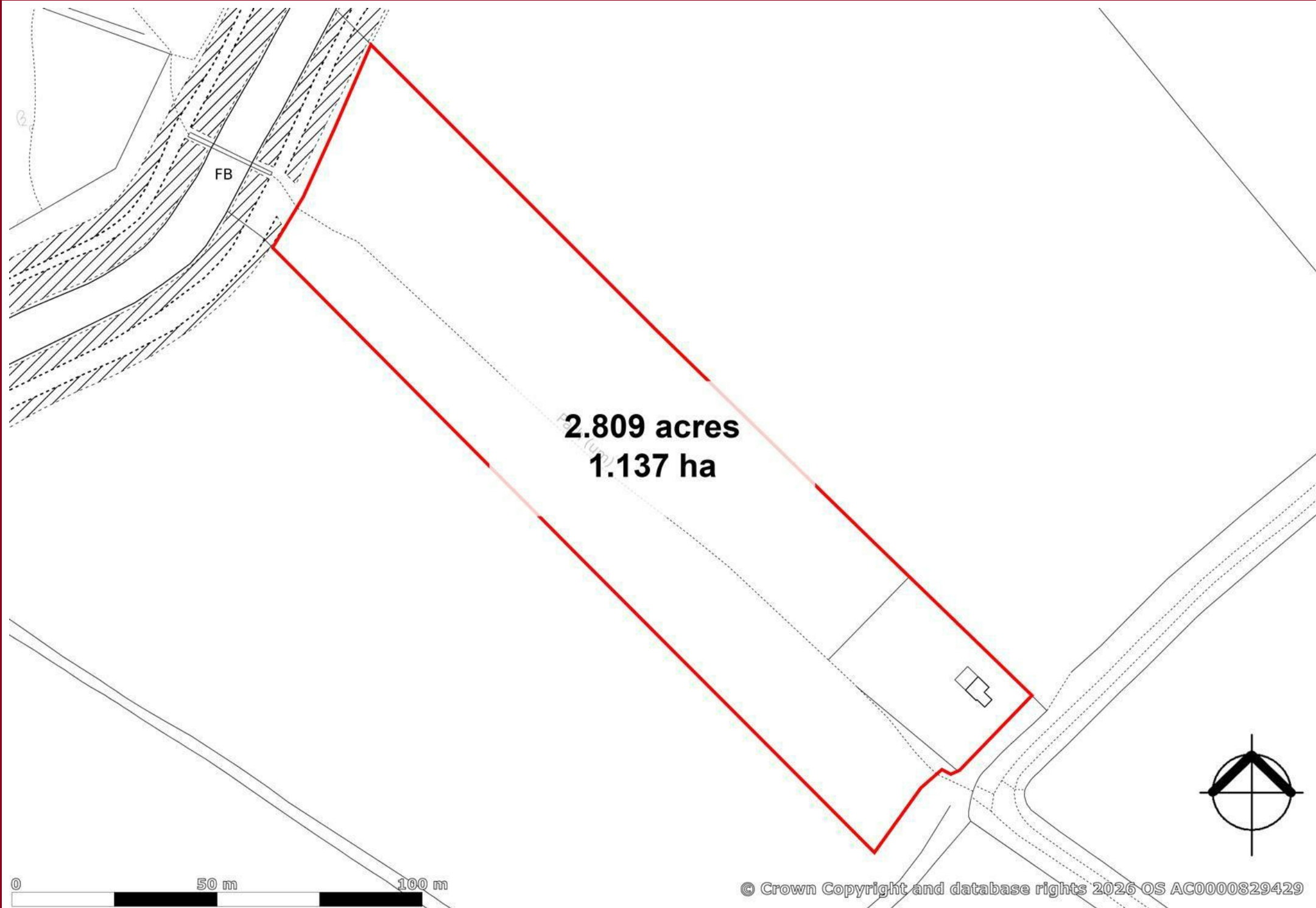
VIEWING

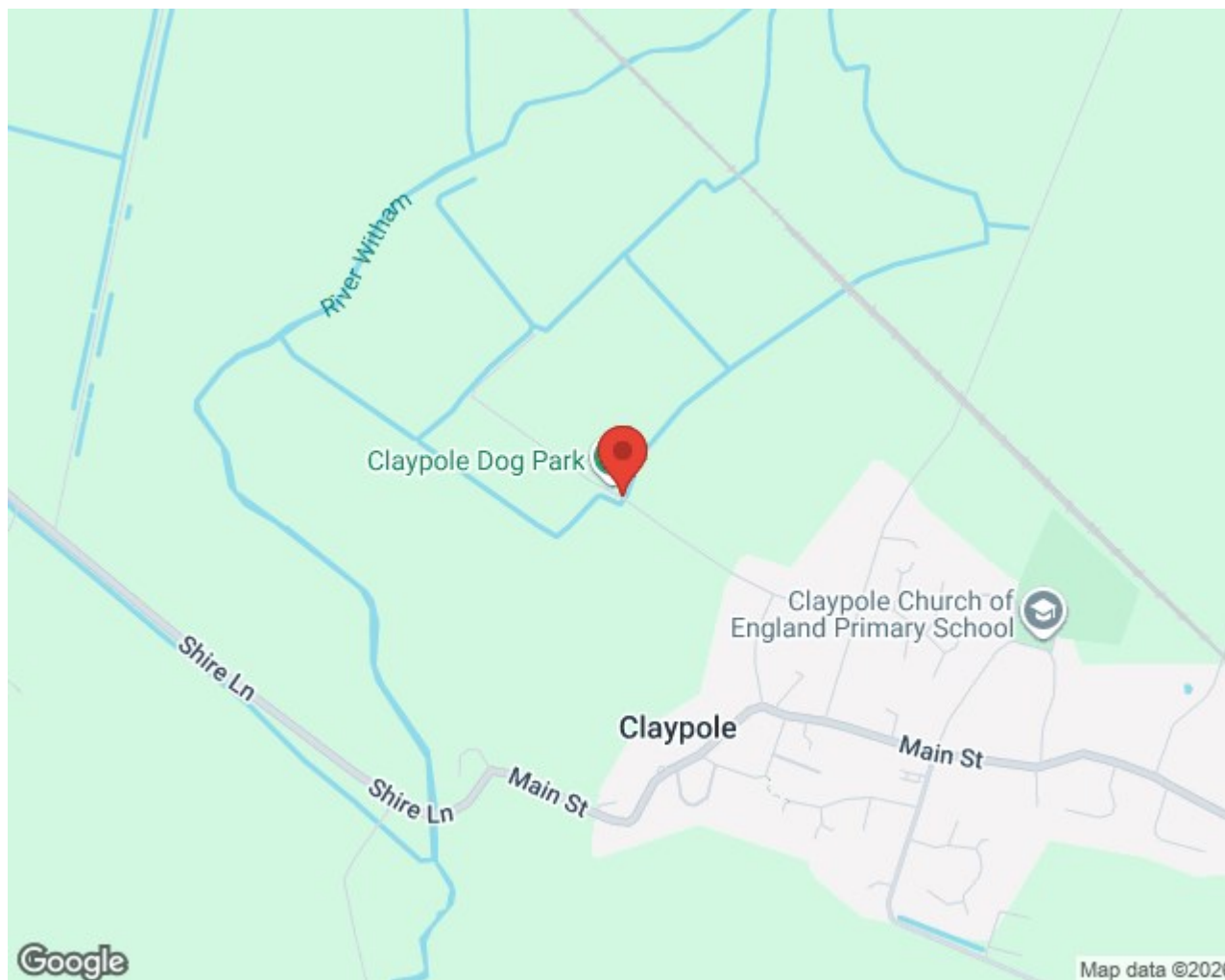
Strictly by appointment with the selling agents. The gate is locked and the land should not be accessed other than by an appointment with the Agents.

PLAN

A plan is attached to these particulars for identification purposes.







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.

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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