



Woodland, 5.47 Acres Meadow Lane, off
Holme Lane, Low Marnham, Newark, NG23
6RA

£75,000

Tel: 01636 611 811

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

- Woodland 5.47 Acres
- Parking, Clearing & Potential Camping
- Mixed Woodland with Oak
- Excellent Investment Opportunity
- Idyllic Rural Location
- Ideal Nature & Conservation
- Existing Old Well

Woodland extending to 5.47 acres providing amenity value, nature and conservation, a parking facility of hardcore under grass and cleared camping area. The woodland, whilst containing Ash dieback, has significant content of Oak, with recently planted Birch and an amount of Sycamore, Alder, Apple, Hawthorn, Hazel and game cover. Deer, badgers, fox, hares and owls are known to visit. There is a brick lined well and the pleasant, somewhat isolated location approximately 1 mile from the public road, of this woodland in beautiful surrounding countryside is simply idyllic. A footpath runs along the River Trent approximately 400m away, providing a pleasant riverside walk to the nearby pub at High Marnham.

SERVICES

There are no mains services connected. A brick lined water well is known to exist.

TENURE

The land is freehold.

ACCESS

Access is by an unmade unadopted track maintained jointly by the adjoining land owners.

FLOOD RISK

The site has flooded in the past, evidently not from the Trent but a back up of water courses. A ditch runs the entire northern boundary and a charge is payable annually to the drainage board for maintenance, currently £6 per annum.

POSSESSION

Vacant possession will be given on completion.

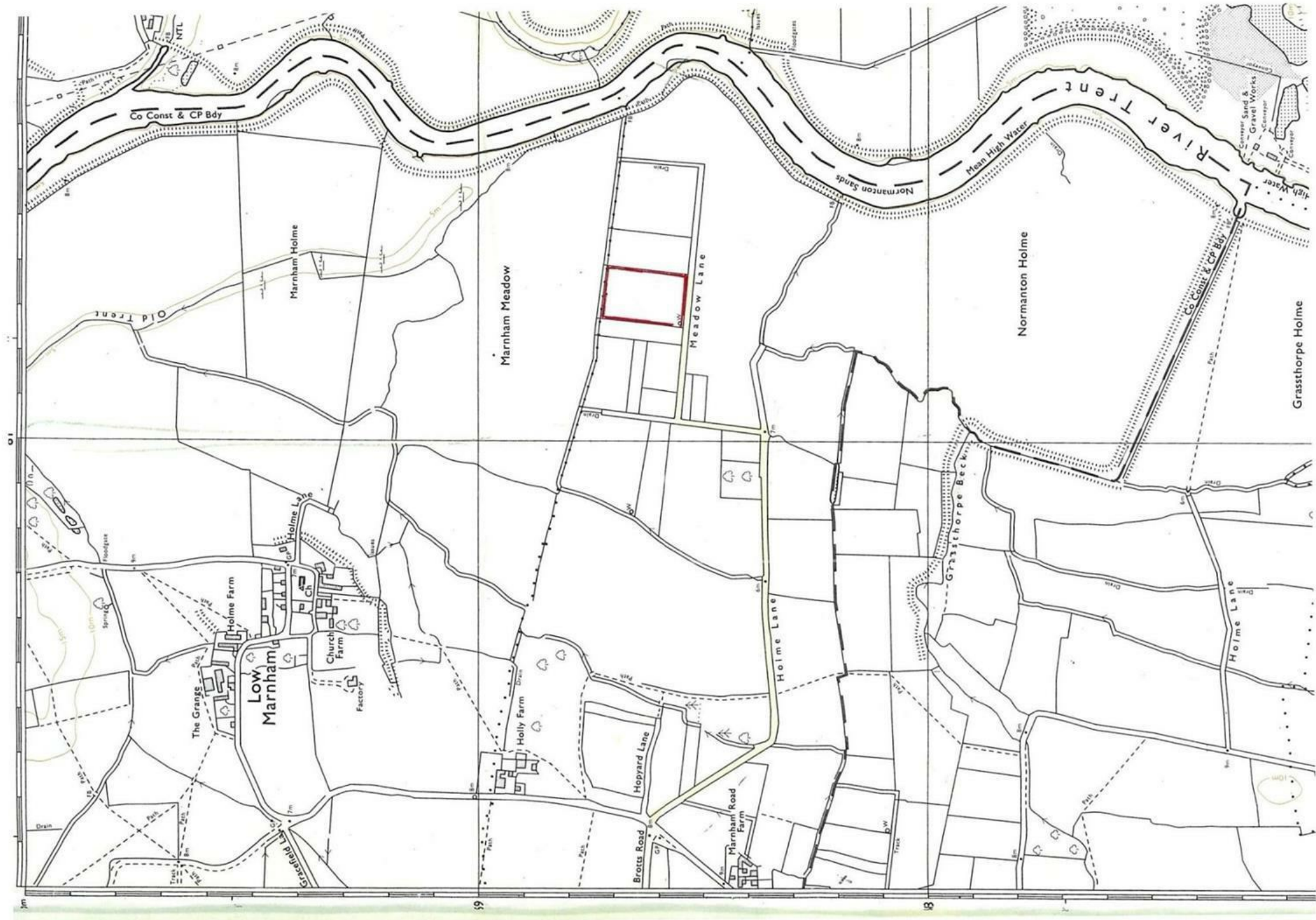
VIEWING

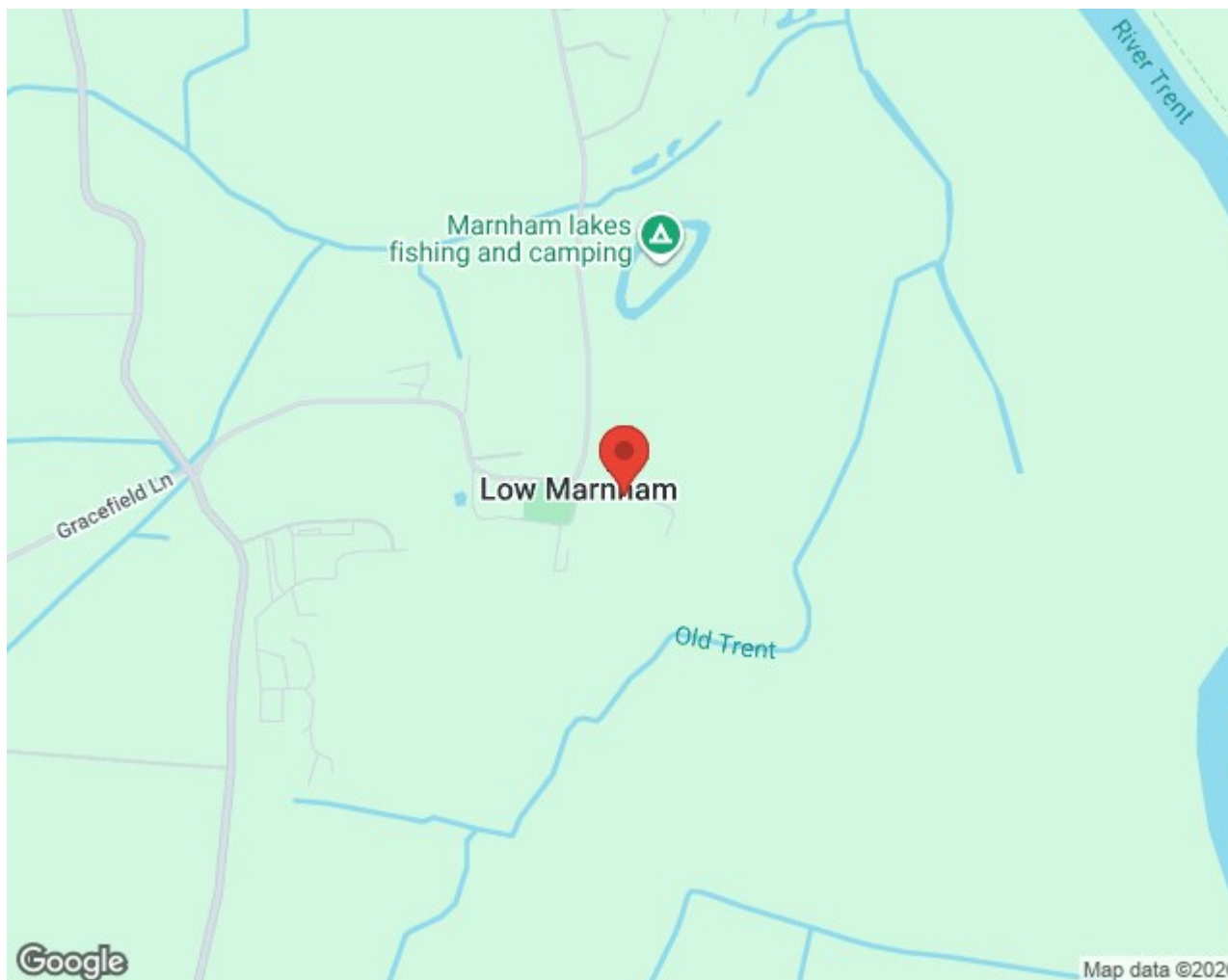
Strictly by appointment with the selling agents. The gate is locked and the woodland should not be accessed other than by appointment on site with the agents.

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.

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



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