



**ABOUT 2.0 ACRES (0.82 HECTARE) OF  
AGRICULTURAL OR AMENITY LAND**

**AT**

**GURRY LANE, BELTON, DONCASTER, DN9 1LY**

**FOR SALE BY PRIVATE TREATY**

**Guide Price  
£40,000**

## **LOCATION**

The land is located in attractive open countryside between Belton and Beltoft in an Area of Special Historic Landscape Interest. Situated about 500m to the south of Belton Road the land is only 2 miles from junction 2 of the M180 and 2 miles from the historic country town of Epworth.

Access to the land via an occupation lane is available from three routes. From the north there are two lanes from Belton Road (the road between Belton and Beltoft). From the south there is a lane leading from Belgrave Close (near the site of the former Steers Arms)

## **DESCRIPTION**

The land is in two paddocks being divided by Gurry Lane. Each paddock includes:

- Modern post and stock proof wire facing
- Modern 14' metal gates
- Re-seeded and fertilised free draining sandy soils

The larger western paddock extends to about 1.30 acres (0.5 hectare) and the smaller paddock to about 0.75 acres (0.30 hectare).

On the Agricultural Land Classification Map the land is shown as being of Grade 2 quality.

## **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to and with the benefit of all the existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Access to the land is via unmade occupation lanes.

## **SPORTING AND MINERAL RIGHTS**

All sporting and mineral rights are included in the sale so far as they are owned.

## **NITRATE VULNERABLE ZONE**

The land is within a Nitrate Vulnerable Zone.

## **SERVICES**

No services connected.

## **PLANS AND AREAS**

Plans for illustration purposes only and not to scale.

Interested parties should satisfy themselves in regard to areas and boundaries.

## **TENURE**

Freehold with vacant possession.

## **VIEWING**

The land can be viewed during reasonable daylight hours with a copy of these particulars.

## **METHOD OF SALE**

Private Treaty.

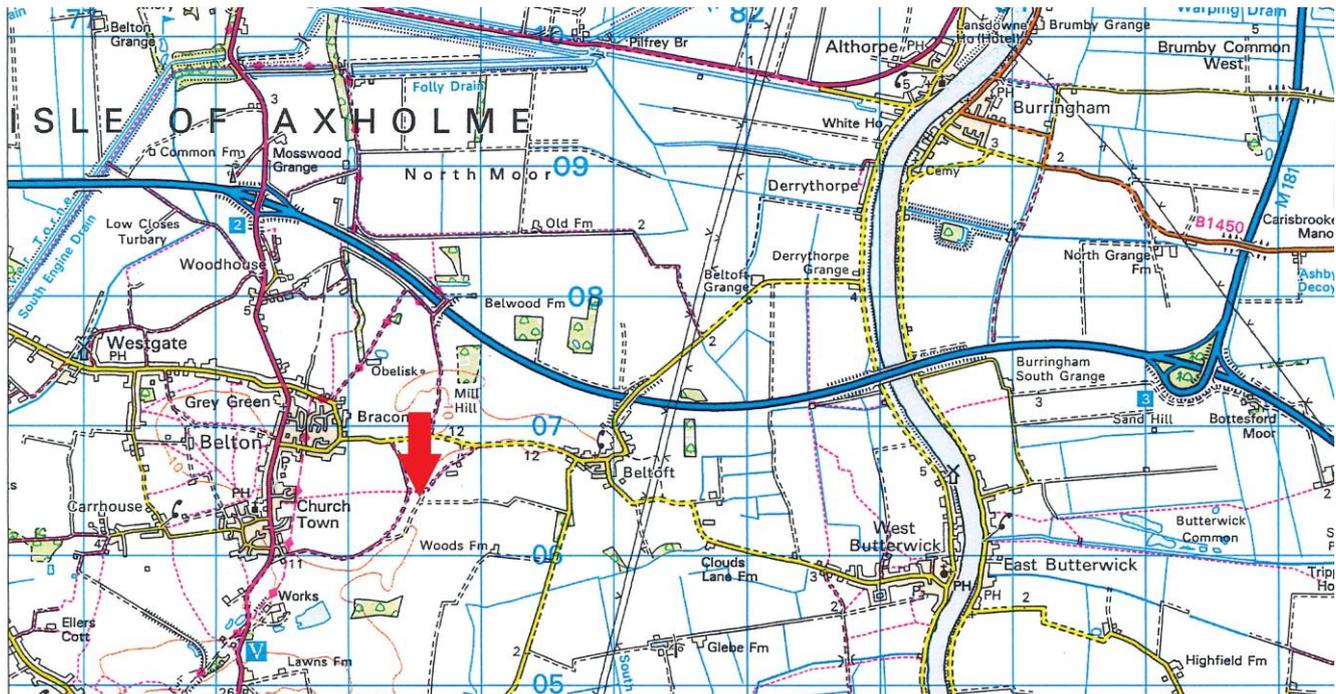
## **OUTGOINGS**

Drainage rate is payable. Approximately £17 per year.

## **OVERAGE CLAUSE**

The land is not being sold subject to an overage clause.





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**Consumer Protection Regulations**

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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