



Around 6.58 Acres, Brough Lane, Elkesley, Retford, DN22 8AZ **Guide Price: £60,000 (£900 + VAT Buyers Fee)**

Description

A single parcel of arable land situated directly adjacent to the built environment of the village of Elkesley to the north. The parcel is dissected from north to south by a public footpath (NT|Elkesley|FP4). An underground sewage pipeline dissects the land with associated manholes located close to the field edges on the eastern and northern boundaries.

Directions

Entering Elkesley on Elkesley Bridge Road proceed to the T junction and turn right onto Coalpit Lane. Then turn left onto Brough Lane and follow the road until you reach the land on your left.

<https://what3words.com/snatched.emulating.prune>

Local Authority

Bassetlaw District Council
Retford Town Hall, 17 The Square, Retford DN22 6DE
01909 533 533

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

Boundaries

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

Plans and Areas

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

Disputes

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

The Property may be viewed at any time with a copy of these Particulars to hand subject to prior notification to the Seller's Agent. Viewing is at your own risk and neither the Seller's Agent nor Seller take any responsibility for any losses or damages incurred during inspection.

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

Completion Date

Lot will be sold with a 10% deposit and up to 8 weeks for completion.

Solicitors

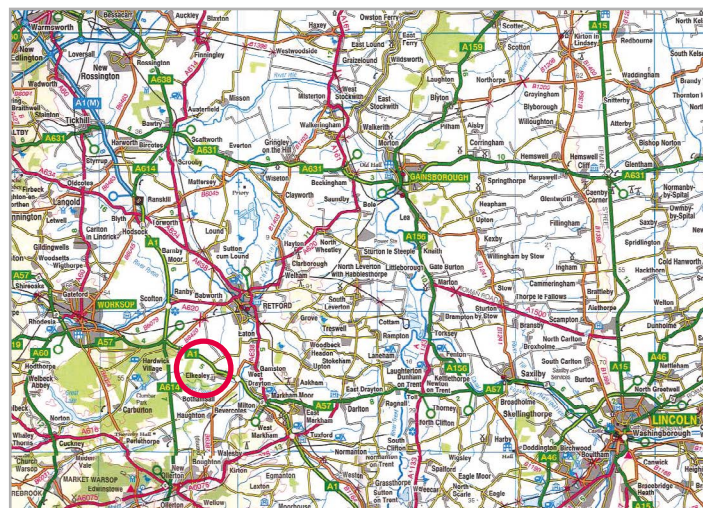
David Harvey
Bridge McFarland LLP
26 Market Place,
Market Rasen
LN8 3HL

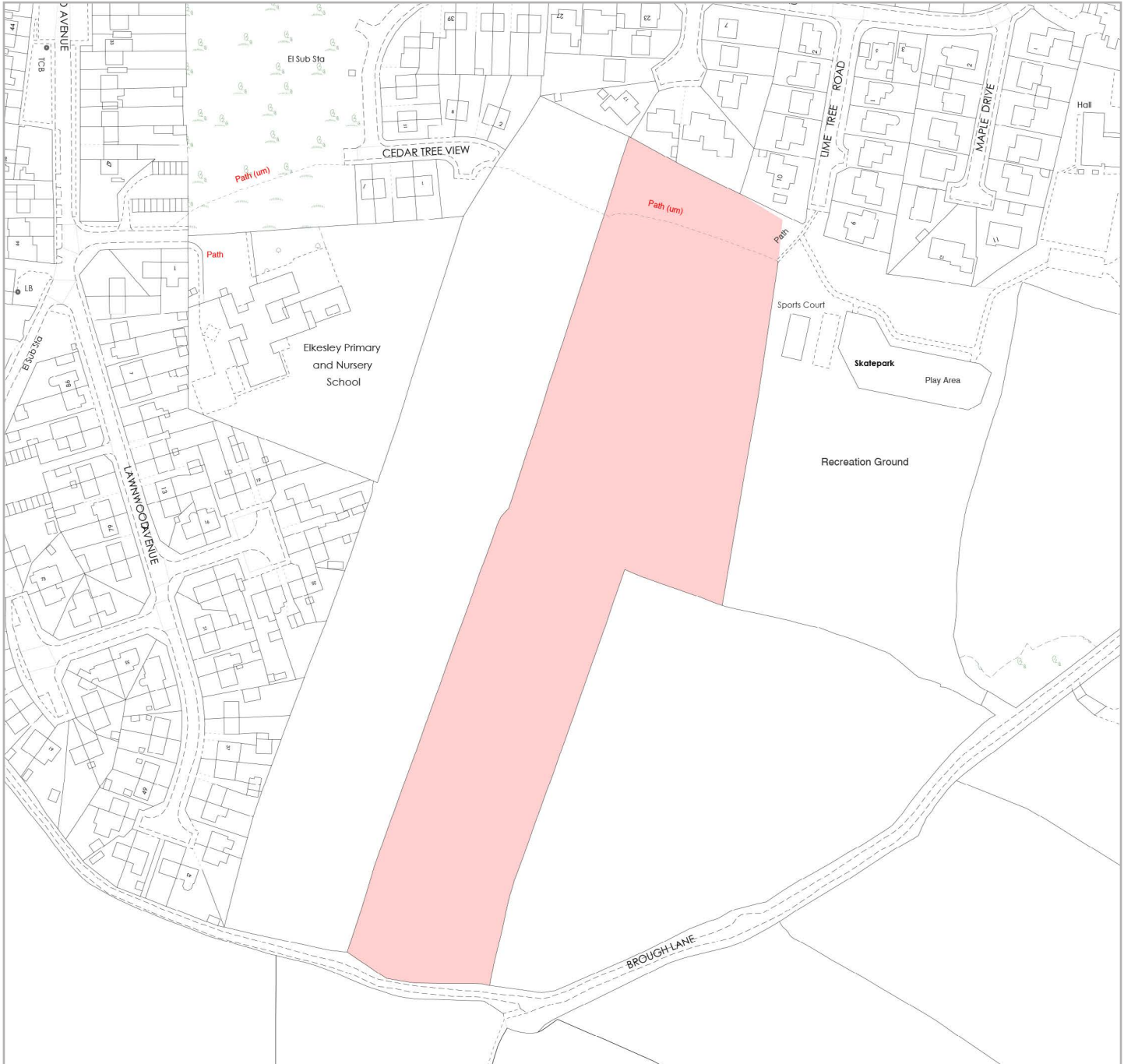


01673 210043
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Agent

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.