

# Pigott & Hall

## GRAZING LAND

### TO LET

Great Gonerby – approximately 22.3 acres



**Approximately 22.3 acres of mostly level but about a fifth (approximately 4.35 acres) sloping grazing land available to let on an Annual Grazing Licence. There is a water supply available and gated access into the field.**

## PRICE: £2,000 p.a

Residential and Commercial Sales, Property Management and Lettings

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## **LOCATION**

On the West side of the village of Great Gonerby, North of Grantham and close to the A1, accessed from the farm track at the end of Spring End.

The field comprises around 22.3 acres of grassland, let as seen and is enclosed with a combination of mature hedgerows and fencing, some of which might benefit some improvement. Not suitable for cattle due to badger sets alongside the field and there is a Yew Tree which will need fencing off.

## **ACCESS**

The fields are accessed from a gate directly off the farm track at the end of Spring End in the Southwestern corner of the field.

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

The land is let subject to all existing rights of way, public footpaths, access tracks, drainage runs, utilities or wayleaves whether disclosed or not.

## **TENURE**

The land is available to let on an annual grazing licence.

## **SERVICES**

Mains water is available to the field. No other mains services are believed to be connected.

## **PLANNING**

The land is let for agricultural use only.

## **MEASUREMENTS:**

Whilst every care has been taken in the preparation of these particulars, the purchasers are advised to satisfy themselves that the statements contained & measurements given, if any, are correct. All measurements are approximate & given to the nearest 0.076m. (3ins) and taken between internal walls.

## **MONEY LAUNDERING:**

Money Laundering Regulations 2003: Intended purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## **MISREPRESENTATION ACT:**

‘Pigott and Hall for themselves and for sellers or lessors of this property whose agent they are give notice that: (i) the particulars are set out as a general guide only for the guidance of purchasers & lessees, and do not constitute, nor constitute any part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Pigott and Hall has any authority to make or give representation or warranty in relation to this property.’

**VIEWING:** By arrangements with **PIGOTT and HALL** 38 Westgate Grantham NG31 6LY T. 01476 592550 [www.pigottandhall.com](http://www.pigottandhall.com)