





Land, Stone Pit Lane, Bishop Norton

£85,000 Freehold

Private Parcel of Land • Rural Village Location • Approximately 8 Acre • 2 Gated Entrances • Potential for a wide variety of uses • Being Sold as Land only

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What would you do with 8 acres of your own private countryside?

An excellent opportunity to acquire a parcel of open grassland in the peaceful village of Bishop Norton, Lincolnshire. Opportunities to acquire such a significant and private parcel of land are becoming increasingly rare. Located off Stone Pit Lane this exceptional 8 acre plot offers a blank canvas for your rural aspirations.

Whether you have been looking for the perfect space for equestrian pursuits or simply desire your own quiet piece of grazing land away from the bustle of everyday life, this site provides the seclusion you need. The land is easily accessible and is positioned in a tranquil setting that really must be seen to be appreciated.

Imagine the freedom of having your own extensive grounds to manage and enjoy exactly as you wish. This is a unique chance to secure a footprint in the countryside that offers endless versatility for those with a passion for the outdoors.

The land benefits from gated access and offers a lovely stretch of open grassland in a pleasant rural setting.

Whether you're looking for a smallholding-style investment, additional grazing land, space for recreational enjoyment or simply a piece of countryside to call your own, this parcel could be well worth a look.

Contact us to arrange your private viewing of this exceptional land opportunity.

Council Tax band: TBD

Tenure: Freehold











VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone the number found on the last page of the particulars.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website http://www.lovelleestateagency.co.uk/privacy-policy.php and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Lovelle Estate Agency, Market Rasen

Lovelle Estate Agents, 13 Queen Street - LN8 3EH

01673 844069 • marketrasen@lovelle.co.uk • www.lovelle.co.uk/

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