



For Sale by Private Treaty

Guide Price: £25,000

**0.50 Acres Amenity Paddock**

School Lane, Aby, Lincolnshire

**Willsons**  
SINCE 1842



**0.50 Acres** or thereabouts  
**Amenity Paddock**  
**School Lane, Aby, Alford**  
**Lincolnshire, LN13 0DL**

**“AGENT’S COMMENTS”**

*Willsons are pleased to bring to the market 0.50 Acres amenity paddock, with access being off School Lane, Aby.*

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**Guide Price: £25,000**

**FURTHER DETAILS FROM THE AGENTS**

**Willsons**

124 West Street

Alford

Lincolnshire, LN13 9DR

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**Tel:** 01507 621111 **E-mail:** [l.clarke@willsons-property.co.uk](mailto:l.clarke@willsons-property.co.uk)

**Willsons**  
— SINCE 1842 —





### SITUATION AND DESCRIPTION

The land is situated off School Lane in the Parish of Aby and has direct road frontage access onto School Lane.

The land is clearly marked with a 'For Sale' board which is positioned at the opening to the field which should aid with identification.

### What3words: spend.reflected.texted

### TENURE & POSSESSION

The Freehold interest in the land is being offered for sale with full vacant possession following completion.

### SERVICES

We are aware that mains water is connected to the land.

### GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type in the area is Holderness as defined by the soil survey of England and Wales. The land is level lying.

### DRAINAGE RATES

We understand that the drainage rates for the land are payable to Lindsey Marsh Drainage Board, and the selling Agents shall notify the Drainage Board of the change in ownership following completion.

### UNDERDRAINAGE

We are not aware that the land has been underdrained.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware that the land is subject to or has the benefit of any wayleaves, easements or rights of way, however, the land is sold subject to any privileges which may affect it whether referred to in these particulars or not.

### STEWARDSHIP SCHEMES & NVZ

The land is not included in any stewardship schemes.

### BOUNDARIES

The land is clearly demarcated by hedges and fences, and the purchaser shall deem to have full knowledge of all boundaries and neither the seller nor the selling Agents will be responsible for defining the boundaries nor their ownership.

### SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

### VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

### PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

### VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.







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**LOCAL AUTHORITY**

Lincolnshire County Council: County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

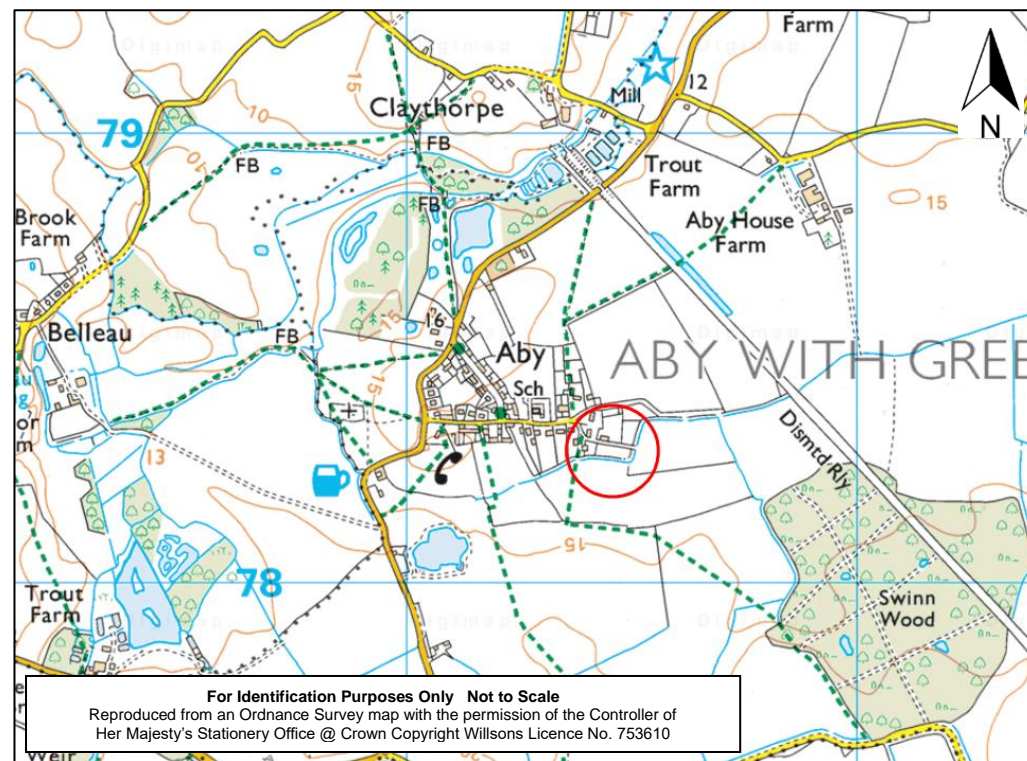
East Lindsey District Council: The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

Lindsey Marsh Internal Drainage Board: Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

Environment Agency: Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

**ANTI MONEY LAUNDERING**

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

