



3.10 Acres of Amenity Agricultural Land
Situated off Highgate Lane, **Sutton on Sea**, Lincolnshire

Willsons
SINCE 1842

3.10 Acres (1.25ha) (or thereabouts)
of Amenity Agricultural Land
Situated off Highgate Lane
Sutton on Sea, Lincolnshire

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market 3.10 acres of amenity agricultural land situated off Highgate Lane to the north-western side of Sutton on Sea.

For Sale by Private Treaty

Guide Price: £40,000

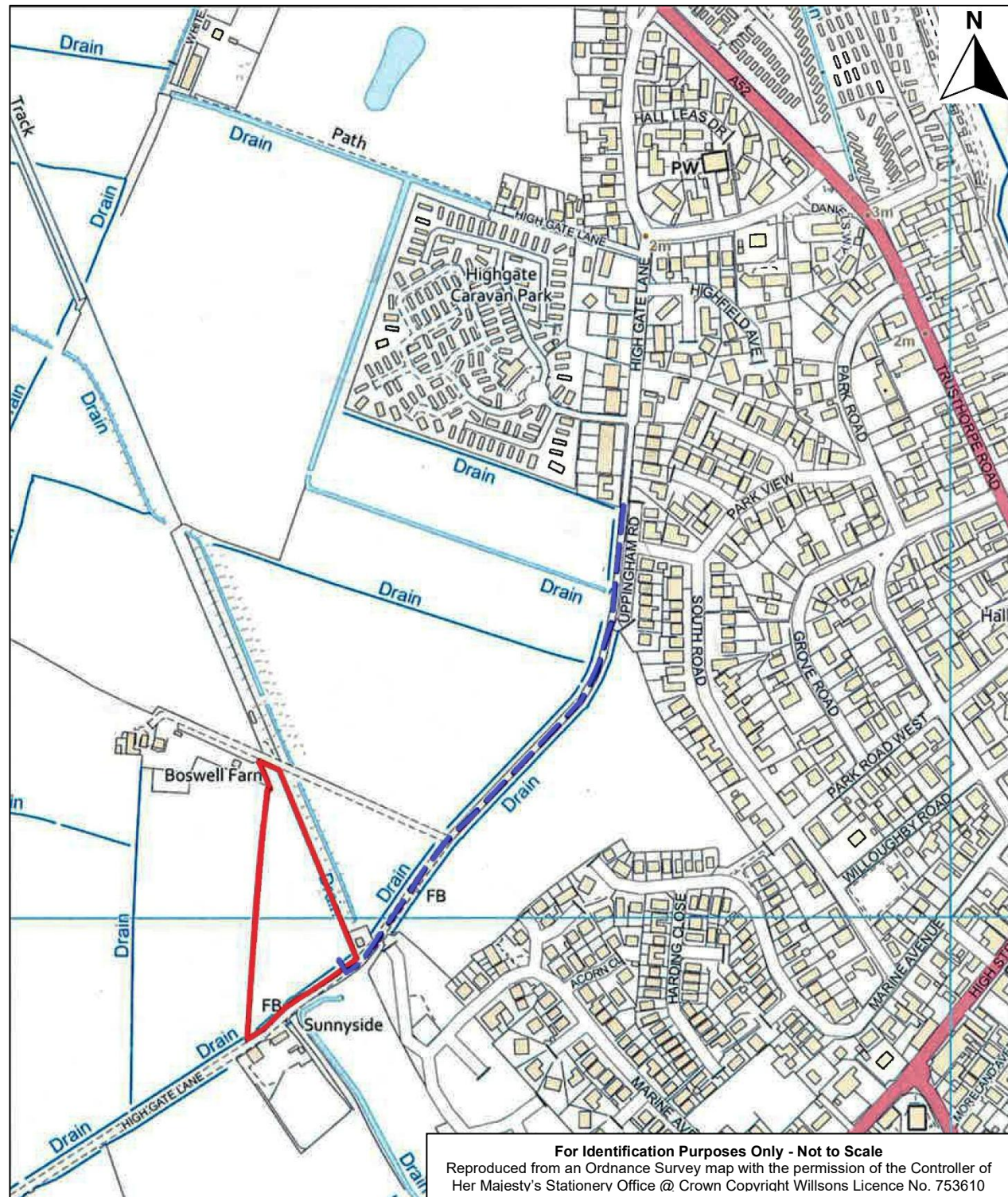
FURTHER DETAILS FROM THE AGENTS

Willsons
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SINCE 1842

For Identification Purposes Only - Not to Scale
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SITUATION & ACCESS

The land is situated in the parish of Sutton on Sea as edged red on the plan with access via Highgate Lane as shown as a blue dashed line which is an unadopted roadway. The land is clearly marked by a 'For Sale' board positioned at the opening of the field to aid with identification.

 **What3words: wove.indeed.vets**

TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession upon completion.

HM LAND REGISTRY & IDENTIFICATION

The land is registered with HM Land Registry under title number LL131021. The land can be further described as OS No.4000 – 2.75 acres plus part of railway line 0.35 acres – total 3.10 acres.

SERVICES

There are no mains services connected to the field.

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

Drainage rates for the land are payable to Lindsey Marsh Drainage Board.

UNDERDRAINAGE

We are not aware of any underdrainage to the land.

BOUNDARIES

The boundaries are well defined upon the ground. The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

NITRATE VULNERABLE ZONE

The land does not lie within a surface water Nitrate Vulnerable Zone as designated by the Environment Agency.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The only known easement affecting the land is for an underground sewerage pipe understood to be situated in the south-eastern corner of the field.

We are not aware of any other easements, wayleaves of rights of way which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register. The land is not included in any Countryside Stewardship Schemes.

HEALTH & SAFETY WHILST VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. We ask that prior to viewing you contact our Alford office on 01507 621111 to register your interest and inform the agents that you shall be upon that land at a certain time and date. We would request that no children or dogs accompany you on the viewing and neither the vendor or agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

VAT

It is understood that the sale will not attract VAT, however, in the event that any of the property is sold subject to VAT, this will be payable in addition to the purchase price.

PARTICULARS OF SALE

These particulars including 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 not be relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations of warranties whatsoever in relation to this property.

METHOD OF SALE

The property is offered for sale by Private Treaty.

LOCAL AUTHORITIES

Lincolnshire County Council, Newlands, Lincoln, LN1 1YW
Tel: 01522 552222

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

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

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.



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.

