



6.90 Acres of Pastureland (2.79 ha)

Situated off Horbling Lane, **STICKNEY**, Lincolnshire

Willsons
SINCE 1842

**6.90 Acres (or thereabouts) of Pastureland
Situated off Horbling Lane Stickney,
Lincolnshire**

“AGENT’S COMMENTS”

Willsons are pleased to offer for sale 6.90 acres (2.79 ha) of pastureland situated off Horbling Lane, Stickney with main road access.

The land is being sold with the benefit of pre-planning advice from East Lindsey District Council for 44 dwellings. (application no. S/169/01885/24/IC).

Guide Price: £120,000

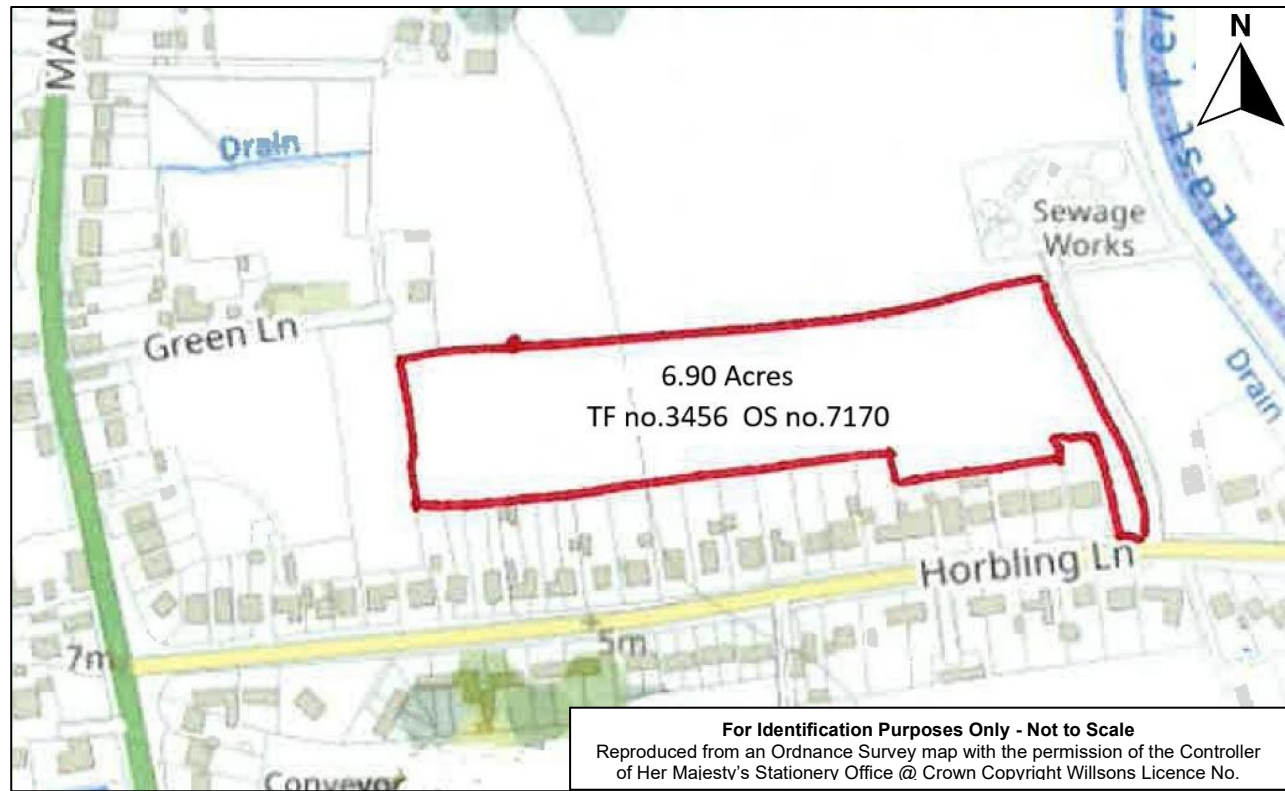
FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire
LN13 9DR

Contact: Wayne Mountain

T: 01507 621111 **M:** 07796 961158

E: w.mountain@willsons-property.co.uk



Willsons
SINCE 1842

TENURE & POSSESSION

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

DESCRIPTION

6.90 Acres (2.79ha) of permanent pastureland as edged red on the plan, situated off Horbling Lane, Stickney with main road access. TF no. 3456 - OS no. 7170.

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HM LAND REGISTRY

The land is registered with HM Land Registry under title number LL370722.

BOUNDARIES

The land has been stocked for many years with livestock. The boundaries are clearly demarcated on the ground with a post and barbed wire fence. Purchasers are deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

UNDERDRAINAGE

We are not aware of any underdrainage to the land.

OUTGOINGS & NITROGEN VULNERABLE ZONE

Annual drainage rates are payable to Witham Fourth District Internal Drainage Board. The land is situated within a Surface Water Nitrogen Vulnerable Zone as designated by the Environment Agency.

PLANNING & OVERAGE

The vendor has obtained pre-planning advice from East Lindsey District Council under application no. S/169/01885/24/IC. A copy of ELDC's response is available from the selling agents upon request which summarises that subject to the information detailed within the letter and the final design and layout of dwellings, an application for 44 dwellings with the inclusion of affordable housing to satisfy the settlements need is acceptable in principle.

There will be no Overage provision included within the sale contract, however in the event that offers do not meet expectation then we reserve the right to include an Overage provision within the sale contract.

SERVICES

There is a mains water supply to a cattle drinking trough.

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

There is a public footpath crossing the north-eastern part of the field. On the left hand side of the field entrance is an electricity substation owned by National Grid. We are not aware of any other easements, wayleaves or 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.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and although believed to be correct are for guidance and identification purposes only.

TENANT RIGHT & DIPLADATIONS

There will be no claims for tenant right nor any counter claim for dilapidations (if any).

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. The land could be stocked with cattle and 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.

GRADE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The land is level lying.

RURAL PAYMENTS AGENCY & ENVIRONMENTAL SCHEMES

The land is registered with the Rural Payments Agency. The De-linked payment is being retained by the seller. The land is not included within any Environmental Schemes.

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.

METHOD OF SALE

The property is offered for sale by Private Treaty.

LOCAL AUTHORITIES

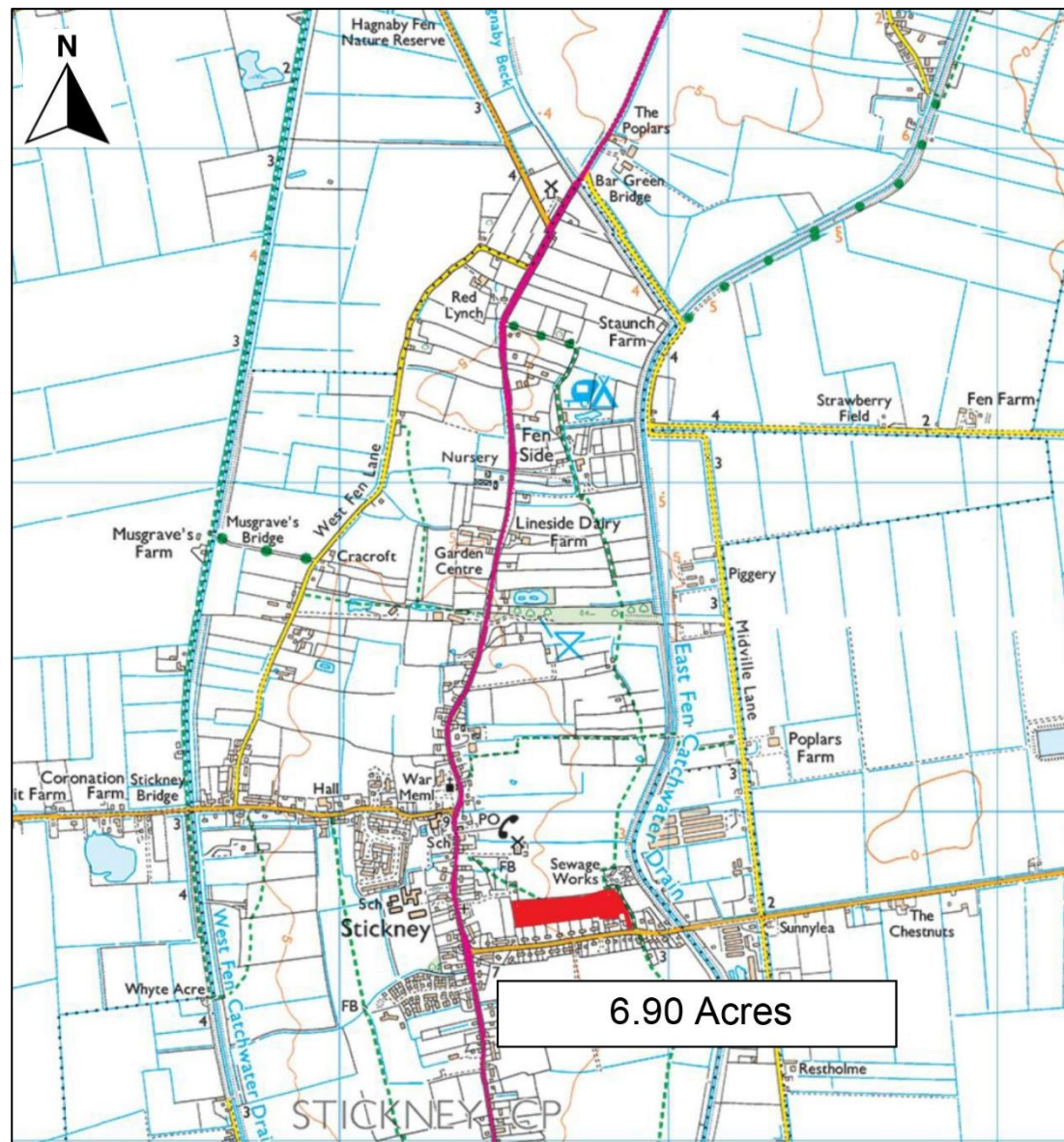
Lincolnshire County Council, Newlands, Lincoln, LN1 1YW
Tel: 01522 552222

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

Witham Fourth District Internal Drainage Board, 47 Norfolk St, Boston,
Lincolnshire, PE21 6PP – Tel: 01205 310099

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.

