



Land off Wisteria Avenue

Branston, Lincoln, LN4 1QE

**Guide Price £65,000
1.9 Acres of Grazing Land**

We are pleased to offer for sale this rare opportunity to purchase a level Freehold site, extending to 1.9 acres of grassland, currently used as grazing land and located off Wisteria Avenue, within the popular village of Branston. The land is considered suitable for a variety of uses, subject to any necessary Planning Permissions required. This is a rare opportunity and likely to be of interest to a number of prospective purchasers, given its location.



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DIRECTIONS

From Lincoln City Centre, proceed along the B1188 Lincoln Road towards Branston Village. Upon entering the village, take the first left onto Beech Road and then the third left onto Wisteria Avenue to the end of the road, where the land is located adjacent to the entrance to Dye House Farm, accessed via a 5 bar gate.

LOCATION

Branston is a popular village located approximately four miles south-east of Lincoln City Centre and benefits from an excellent range of local amenities within the village including shops, primary and secondary schools. A full range of amenities are, however, available within nearby Lincoln City Centre.

DESCRIPTION

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SERVICES

No mains services are currently connected to the site.

EPC - Not applicable.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

