

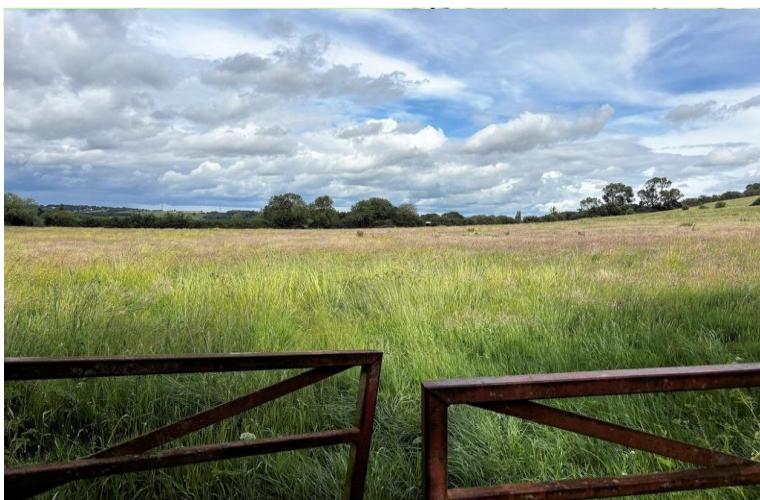


Land off Skinnand Lane, Wellingore, Lincoln, LN5 0BD

Guide Price £250,000

We are pleased to offer for sale this attractive parcel of grassland extending to circa. 25 acres, considered suitable for arable/grazing purposes and benefiting from having a right of vehicular access from Skinnand Lane, as shown on the attached plan. The gently sloping grassland is currently vacant and commands excellent views to the west over the Trent Valley. The eastern boundary of the plot borders with the Viking Way and the land is further dissected by a public footpath. Further details are available on request.





LOCATION

The land can be accessed via a farm track off Skinnand Lane, which is accessed directly off Cliff Road (A607). The vehicular right of access is shown by the red dotted line on the site plan.

DESCRIPTION

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SERVICES

No mains services are connected to the land.

EPC RATING – Not applicable.

TENURE

The site is understood to be held on a Freehold Title. We are not aware of any covenants or restrictions affecting the site, other than the public footpaths as previously referred to.





PLANNING

The site is assessed as agricultural land and has not been subject to any planning applications for development.

Unconditional offers for the land are required and there are no proposals for uplift/overage clauses to be added.

VIEWINGS

Interested parties are advised to contact the Selling Agents to discuss arrangements for viewing the site.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call in to one of our offices or visit our website for more details.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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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 are 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.

