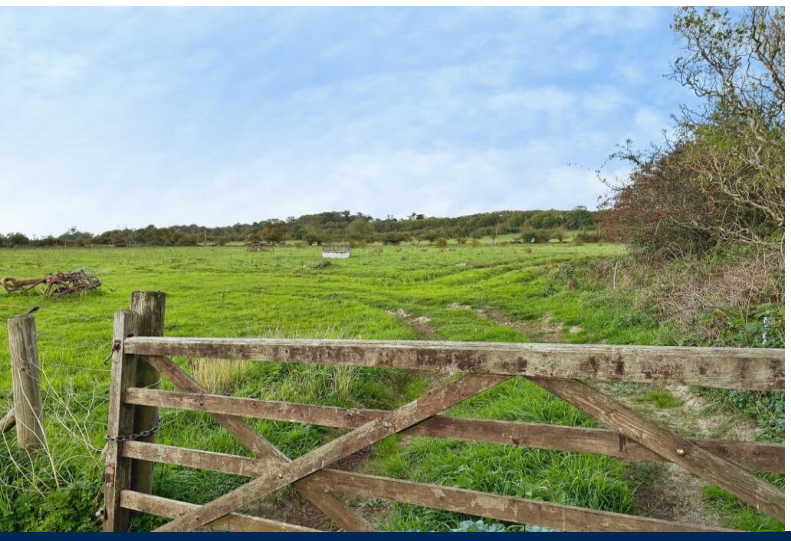


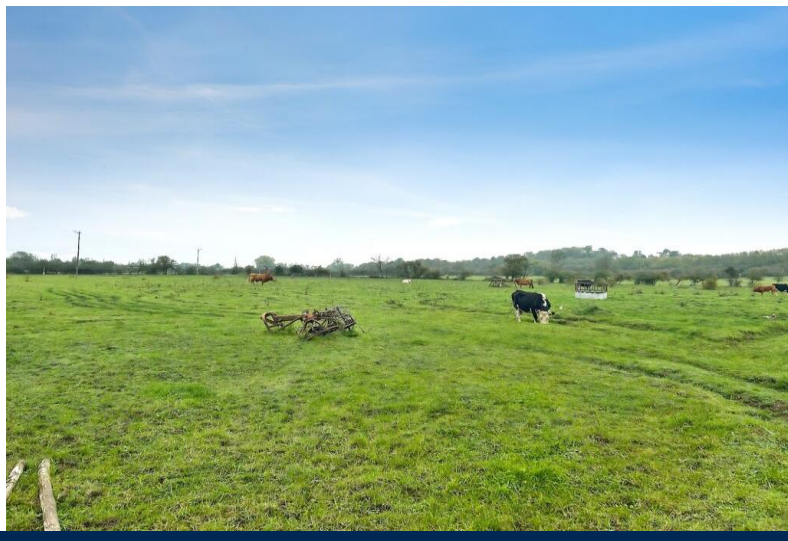
Land at Barnby Road

Balderton, Newark, NG24 3NE

Guide Price £185,000

We are pleased to market for sale approximately 5 acres of land, which is situated to the west of Woodlands Bungalow and is accessed from Barnby Road in the south-east corner. A southerly strip of land has been fenced off for pony grazing and contains a steel framed field shelter, which extends to circa. 50 sq.m (535 sq.ft). The remaining land is currently utilised for cattle grazing. We have been advised by the Vendor that the land is allocated on the Strategic Plan for Building along with surrounding farm land and is being sold with Vacant Possession. The land is considered ideally suited to Purchasers seeking grazing land with the possibility of long-term residential development.





Land at Barnby Road, Balderton, Newark, NG24 3NE





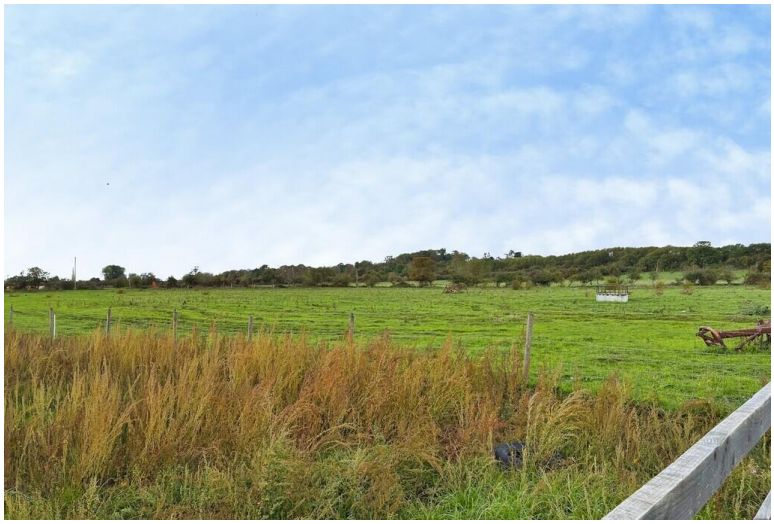


LOCATION
Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.

DESCRIPTION
We are pleased to market for sale approximately 5 acres of land, which is situated to the west of Woodlands Bungalow and is accessed from Barnby Road in the south-east corner. A southerly strip of land has been fenced off for pony grazing and contains a steel framed field shelter, which extends to circa. 50 sq.m (535 sq.ft). The remaining land is currently utilised for cattle grazing. We have been advised by the Vendor that the land is allocated on the Strategic Plan for Building along with surrounding farm land and is being sold with Vacant Possession. The land is considered ideally suited to Purchasers seeking grazing land with the possibility of long-term residential development.

SERVICES
No mains services are connected.

EPC RATING
Not applicable.







TENURE
Freehold.

VAT
The Vendor has confirmed that VAT is not payable on the purchase price.

NOTE
The Vendor advises that they believe there is a mains gas pipeline which crosses the land in an east west direction.

VIEWINGS
By prior appointment through Mundys.

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 into 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 the 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 give 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

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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 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.

The Property Ombudsman