



12.38 Acres Land and Buildings, Walesby Road

Market Rasen | Lincolnshire | LN8 3EZ

For Sale as a Whole or in Two Lots - Guide Price £175,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,
Agricultural & Fine Art Auctioneers.

12.38 Acres Land and Buildings

Walesby Road | Market Rasen | LN8 3EZ

Lot 1: Guide Price £95,000

Lot 2: Guide Price £80,000

As a Whole: Guide Price £175,000

****INVITING BEST AND FINAL OFFERS - DEADLINE: FRIDAY 2ND MAY AT 12NOON****

PGM&Co are pleased to offer a unique opportunity to purchase a range of agricultural buildings set in approximately 12.38 Acres of land on the edge of the town of Market Rasen. The property is being offered for sale as a whole or in two lots and is available by private treaty.

- ****INVITING BEST AND FINAL OFFERS - DEADLINE: FRIDAY 2ND MAY AT 12NOON****
- **12.38 Acres in total - Range of Agricultural Buildings**
- **Lot 1: Yard and Buildings set in 4.29 Acres - Guide: £95,000**
- **Lot 2: Grassland extending to 8.09 Acres - Guide: £80,000**
- **Development potential (s.t.p.)**

Location

The property is located down a private track off Walesby Road to the north of Market Rasen town centre. A popular market town Market Rasen boasts a wide range of amenities and leisure facilities, as well as a sought after industrial estate. The city of Lincoln lies 17 miles to the south and Grimsby is 20 miles north.





Lot 1: Yard and Buildings (4.29 Acres)

Description

Lot 1 extends in all to 4.29 Acres (1.73 Ha) and comprises a yard area and extensive range of agricultural buildings, as well as a grass paddock which lies to the south.

The property briefly comprises a steel portal frame agricultural building (approx. 2,760 sqft) and several block construction outbuildings. Being a former piggery there is a significant range of former livestock housing and areas of concrete hardstanding, offering great scope for refurbishment and potential redevelopment, (subject to planning consents).

Lot 2: Grassland (8.09 Acres)

Description

A single enclosure of permanent pasture, mostly recently grazed by livestock. The paddock is of regular shape with defined boundaries and extends to approximately 8 acres.

Land

The land is classified as Grade III by reference to the Land Classification map for the region (East Midlands ALC005). Referred to by Landis Soils as predominantly sandy and loamy soils, deemed suitable for grass production, and most arable crops.

Services

There is a (currently disconnected) mains electricity supply to Lot 1, with the main farm building also benefitting from a 3-phase. Mains water is in existence at Lot 1.

Lot 2 currently does not have any mains services connected.



Access

Access to the property is via Walesby Road, and then Hamilton Lane, which is a single carriageway unadopted access road which concludes in a dead end.

Lot 2 currently has a pedestrian access directly off Hamilton Lane. Vehicular access is currently via Lot 1. If sold separately to Lot 1 a new vehicular access will need to be installed off Hamilton Lane into Lot 2.

Boundaries

The Purchaser will be responsible for a contribution (of £4,000 in addition to the purchase price) towards the stockproof fencing denoting the boundary of Lot 2 (erected by the previous Tenant).

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Rights of Way, Easements & Wayleaves

The land is offered for sale subject to all existing rights and with the benefit of existing rights of way whether public or private, light, support, drainage, water, and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

An overhead electricity transmission line traverses the land.

NOTE: A third party right of way has been granted over the northeast corner of the property for the benefit of the neighbour at Hamilton Farm. The current boundary fence should remain in its existing position.

Rural Payments/Subsidy Schemes

Delinked payments will be retained by the Seller. The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.

Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

Local Authority

West Lindsey District Council

T: 01427 676676

Plans & Areas

These have been prepared as carefully as possible they are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Tenure & Possession

The Land is offered for sale Freehold with Vacant Possession on completion.

Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

VAT

It is understood that none of the land is elected for VAT.

Method of Sale

The property is offered for sale by Private Treaty ad a Whole or in Two Lots.

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

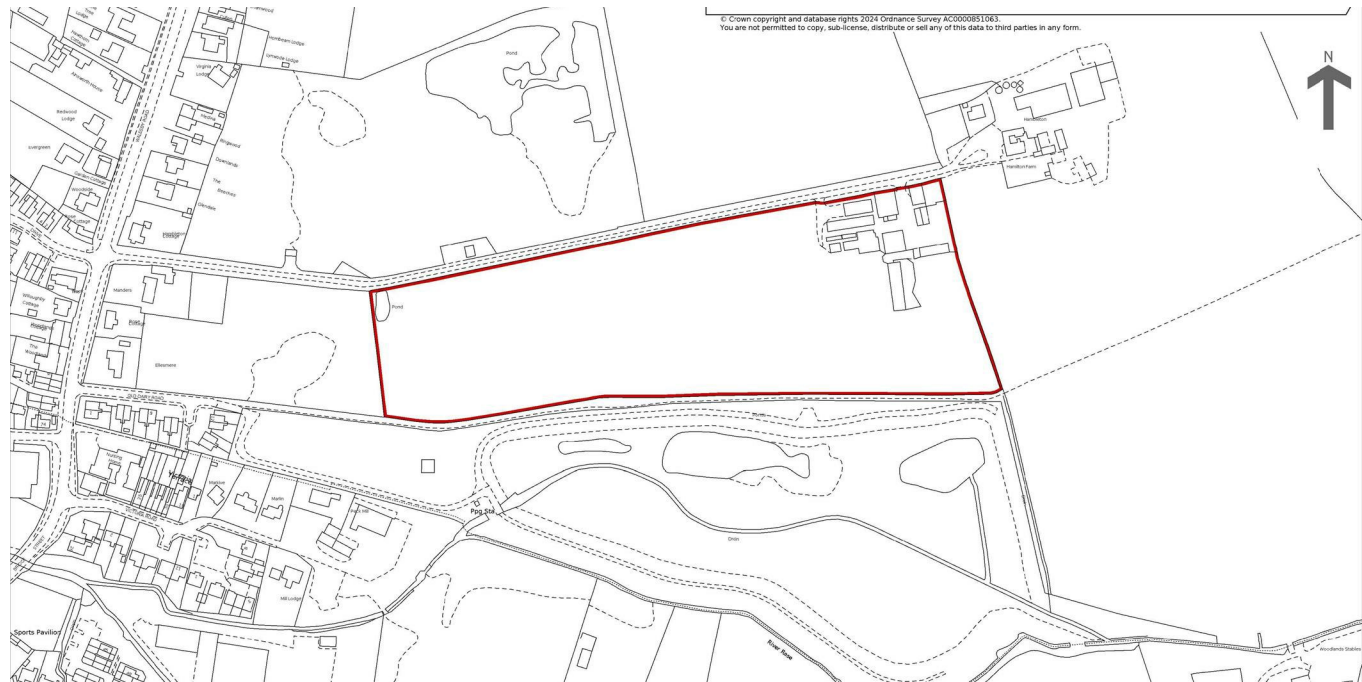
Viewing

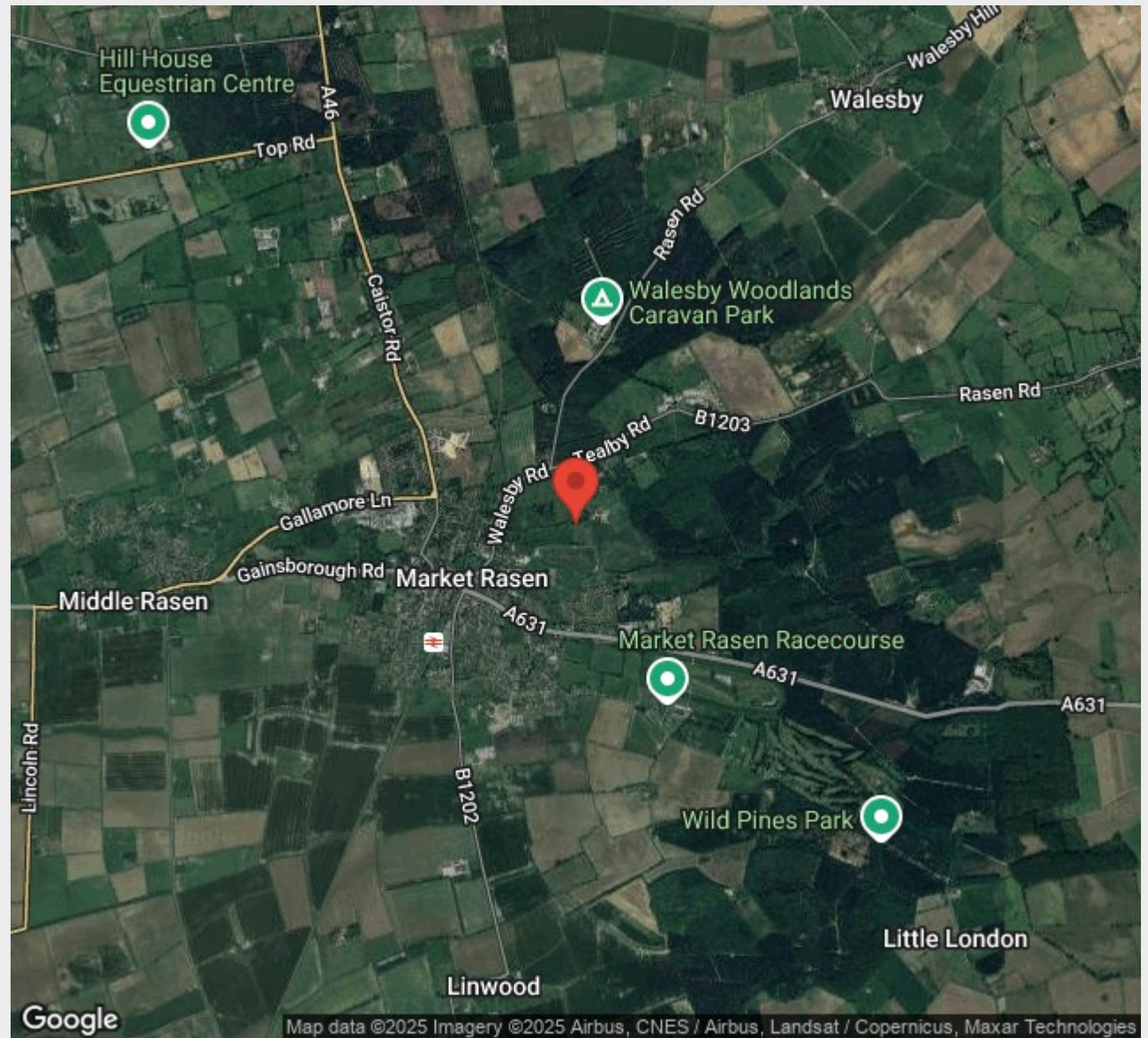
Lot 1

Viewing by appointment via the Selling Agent only.

Lot 2

Prospective purchasers may view the Land during daylight hours with a set of these Particulars of Sale to hand.





Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

Agents Note:

Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.