

3.32 Acres Grassland, Billingsgate

South Somercotes | Louth | Lincolnshire | LN11 7BQ

Guide Price £35,000

Perkins George Mawer & Co.

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

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Billingsgate | South Somercotes

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PGM&CO are pleased to offer this unique opportunity to purchase 3.32 acres of grassland on the edge of the village of South Somercotes.

- Grass Paddock
- Edge of South Somercotes
- Direct Highway Access
- Potential for Amenity and Equestrian use (stp)
- For Sale by Private Treaty

Location

South Somercotes is a popular village on the Lincolnshire Coast. The village is located centrally between Mablethorpe being 11 miles to the south and Cleethorpes 15 miles to the north. In close proximity is North Somercotes offering a range of coastal amenities and attractions, including public houses and various eateries, as well as convenience stores and a post office. There is also a local primary school and local secondary school, the property is in the catchment area for Louth grammar school.













Description
The land is laid to permanent pasture, and has most recent been cut for hay. It benefits from direct highway access and generous frontage on to Billingsgate. The boundaries are predominantly formed of drains/ditches.

The Agricultural Land Classification Map for the East Midlands Region classify the land at Grade 3. Landis Soilscapes describe the soils as loamy and clayey, with heavier areas being most suited to grass.

With easy access and quiet rural location on the edge of the village, the land offers agricultural use, in addition to great potential for a range of amenity uses and is well suited to equestrian possibilities (stp).

Services
There are no mains services connected to the land. They are believed to be in the vicinity, prospective purchasers should make their own enquiries in this regard.

Overage
The Land will be subject to an overage clause for a period of 25 years from the date of completion. The overage will be 30% in any uplift in value from its existing use.

Outgoings
General Drainage Rate Charges are payable to Lindsey Marsh Drainage Board,

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.

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

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.

Boundaries
The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

LR Title
The Land is registered with HM Land Registry under Title Number: LL223578.

Rural Payments/Subsidy Schemes
There are no Entitlements included in the sale. Any 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.

Tenure and Possession
The property is Freehold. Vacant possession will be granted on completion.

Method of Sale
The property is offered for sale by Private Treaty.

Buyer Identity Check
Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

Viewing

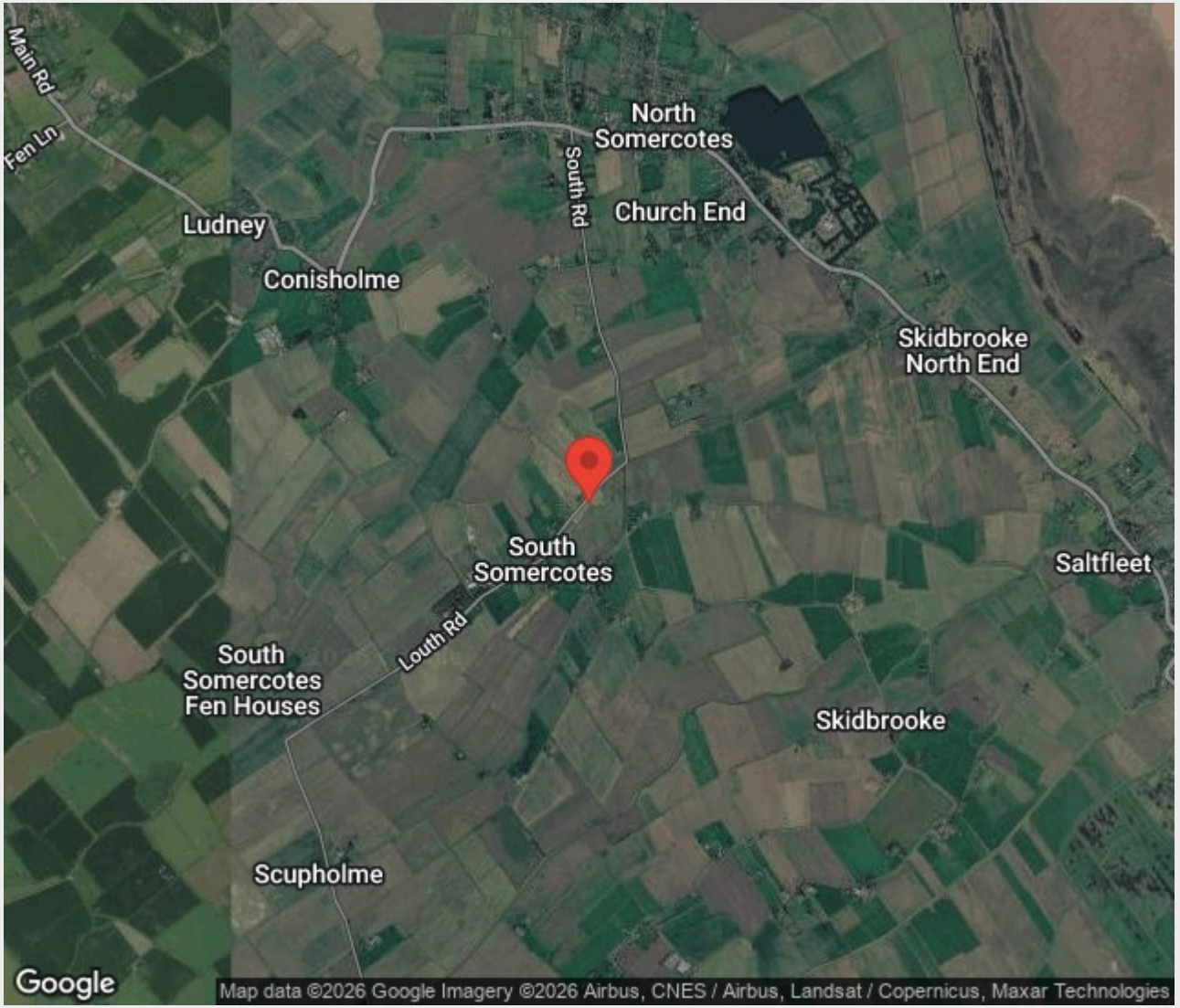
The land can be viewed at any time during daylight hours but it is advised that interest is registered with the Selling Agent to enable full access.

Selling Agent

PGM&CO (Market Rasen)
Ref: Elton Moulds / Molly Williams
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Email: elton@perkinsgeorgemawer.co.uk / molly@perkinsgeorgemawer.co.uk







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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.