

Stephen Knipe & Co

FOR SALE

Oasby Road

KELBY

Near Grantham



4.5 acres (approx)

of grassland with amenity potential

Guide price £80,000

Land Agents, Valuers & Surveyors

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP
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Location

The land is situated just to the south of the village of Kelby which is approximately 5 miles south-west of Sleaford and 5 miles north-east of Grantham. Access to the field is via a short track leading from the public highway.

Description

The land comprises a single grass field surrounded by mature hedging and trees. There is a small pond in the south-east corner close to the field entrance. The land is classified Grade 3 on the former MAFF Agricultural Land Classification Chart. The adjoining property has a right of way over the access track.

Tenure

Freehold with vacant possession upon completion.

Agricultural/Environmental Subsidies

It is understood the land is not registered with the Rural Payments Agency for subsidy purposes.

Development Overage

The sale will be subject to a development overage clause whereby any development on any part of the land within 20 years of completion of sale which is not either agricultural or equestrian will trigger a payment based on 50% of the increase in value of the land (or part thereof) at the time (s).

Plan

A plan is attached showing the land edged red. It is for identification purposes only.

Services

There is a mains water supply to a trough in the field via a meter and underground pipe, both of which are located within the boundaries of the adjoining property.

Outgoings

It is believed a modest annual drainage charge is payable to the Environment Agency.

Method of Sale

Offers are invited for the freehold. Interested buyers are advised to let the selling agent know of their interest in the land as soon as reasonably possible.

Viewing

Viewing on foot may be carried out without any appointment by those in possession of a set of these sale particulars.

Please be aware of any potential hazards.

