



Rural and Equestrian



Land at North Thoresby,
Grimsby, DN36 5PP

M A S O N S

RURAL & EQUESTRIAN

Approximately 3.84 acres of grass pasture (STS) positioned in an ideal location adjacent to the A16. The land provides potential for equestrian, grazing, horticultural or leisure use, subject to obtaining any necessary permissions.

Introduction

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Maps, aerial images and plans are for identification purposes only and are not marked to scale – they should be verified at the sale stage. We are not aware of any services connected to the land at present.

Directions

From Louth, take the A16 northbound for approximately 14 miles, passing the villages of Fotherby, Utterby and Ludborough until reaching the village of North Thoresby. Upon reaching the crossroads and the Halfway House, continue for approximately 0.5 miles and the land will be on the right as denoted by a Masons 'For Sale' board.

Location

The land is situated in a rural location, just east of the Lincolnshire Wolds AONB. The area benefits from the A16 trunk road providing great access to nearby conurbations and the wider road network. An open rural location with just one nearby dwelling to the south-west. The market town of Louth lies just over 14 miles south and has excellent shopping, schooling and recreational facilities with the Kenwick Park Leisure and Equestrian Centre on the outskirts. To the east lies the Lincolnshire Coast, with certain areas offering day passes to ride horses on the beach.

The Land

The land is level and laid to grass with mixed hedgerows forming the boundary, but has not been maintained for some time and needs topping. The land benefits from vehicular access directly from the A16 via an entrance bay and field gate. There are some small timber outbuildings for pony shelters or storage and a part-dividing fence.

Method of Sale

The land is for sale by Private Treaty.

Council Tax and Business Rates

We are not aware of any obligation to pay council tax or business rates. Any planning change of use may incur a rate charge.

Sporting and Mineral Rights

These are included in the sale where they are owned.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

Overage Clause

The sale will be subject to an overage clause reserving a share of any uplift in value acquired by obtaining planning permission for residential or commercial development within a set period – details will be available from the selling agent. This clause will not

apply to stables or agricultural buildings normally associated with a paddock of this size.

Tenure

The property is offered for sale freehold with vacant possession on completion.

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

Date of information

These particulars were prepared in August 2019.

Viewing; Viewing by appointment only through the selling agent.

Environment Agency: The land may be subject to the general drainage rate based upon the overall land holding of the purchaser.



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Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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