



**Land Adjacent Low Wood Gainsborough
Road, Winthorpe, NG24 2NR**

Guide Price £180,000 - £200,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- £150,000
- A Range of Farm Buildings and Open Bay Buildings On Site
- Additional Land May Be Available To Rent Nearby
- One Acre Plot (0.37 hectares)
- Informal Leases Generating £9,000 per annum Rental Income
- Secure Village Location

The property comprises a former farm yard, with a number of existing farm buildings, a combination of enclosed and open bay which are dry and useable set within a freehold area of approximately one acre (0.37 hectares). The site is accessed via a right of way over a private lane leading directly from Gainsborough Road in the village of Winthorpe. The land is triangular in shape bound by a number of established trees.

The site has long established tenants currently generating £9,000 per annum rental income, albeit on informal agreements.

LOCATION

The property occupies a site at the far southern end of Winthorpe village, just off Gainsborough Road. The location benefits from excellent access to the regional and national transport network positioned to the north of Newark, and south of Lincoln.

The A46 is situated less than half a mile to the north of the property and connects directly to the A1, providing efficient north and southbound links. The recently dualled A46 provides access to the town of Newark (3.5 miles), the city of Lincoln (16 miles) and the city of Nottingham (25 miles).

Winthorpe itself is a popular village and offers basic amenities including the Lord Nelson public house, Winthorpe primary school, a church and village hall. There are local bus services connecting the surrounding towns and villages. The nearest train station is in the neighbouring village of Collingham which provides direct rail access to Nottingham, Lincoln and Birmingham. Mainline rail services to London King's Cross are available from Newark and Grantham with typical journey times of approximately 75 minutes.

This highly accessible location offers an ideal base for rural business owners or equestrian occupiers seeking farm regional connectivity and proximity to commerical hubs.

ACCOMMODATION

There are several agricultural buildings on site at present which are briefly described as follows:

DETACHED TIMBER CLAD ENCLOSED BUILDING

With roller shutter door providing dry storage.

TIMBER BARN

A large enclosed timber barn built on a metal frame with corrugated roof and lean to to the side of the property.

OPEN BAY IMPLEMENT SHED

A four bay steel framed implement shed with corrugated roof and translucent roof panels.

ARC BARN

Roller shutter door with power and light, half breeze block wall and arc panelled roof.

TIMBER WORKSHOP

With power and light and corrugated pitched roof.

TENURE

The property is freehold with vacant possession.

ACCESS

Access to the property is subject to a right of way over the farm track leading from Gainsborough Road.

PLANNING

There is currently a covenant on the Title as follows:

The area of land tinted blue on the Title Plan shall at all times observe and perform the stipulations and restrictions including not to use the property other than for agricultural purposes and not to place or erect any dwelling on any part of the property hereby conveyed and to replace the boundary pegs with post concreted into the ground in the eastern and southern corners of the property hereby conveyed to the satisfaction of the vendors.

Applicants are invited to make their own planning enquiries via Newark and Sherwood District Council planning department.

Applicants are advised to further explore all avenues for lifting the current restrictions.

SMALL HOLDING

The property is a registered small holding number

INFORMAL LEASES

The property is currently generating an income of £750 pcm with long standing tenants, albeit on informal agreements.

SERVICES

There is mains water and three phase electricity to the plot.

LEGAL COSTS

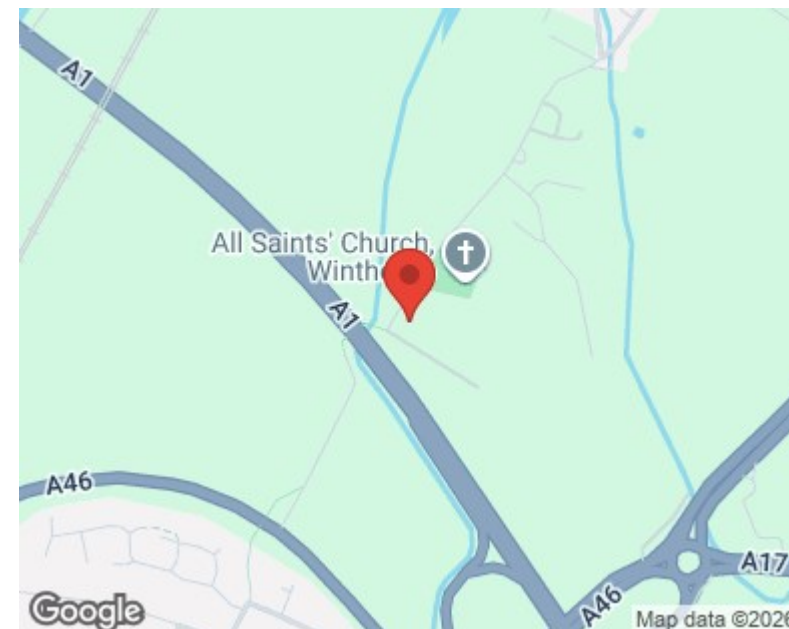
Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the sole agents. For further information contact Kirsty Keeton at Richard Watkinson and Partners, Newark office.







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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



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