



**3.42 Acres (or thereabouts) of Pastureland**  
Hatton, Nr. Wragby, Lincolnshire



3.42 Acres (1.38 Ha) (or thereabouts)  
of Pastureland

Hatton, Nr. Wragby, Lincolnshire  
LN8 5QL

### “AGENT’S COMMENTS”

Willsons are pleased to bring to the market 3.42 Acres, or thereabouts, of Pastureland. The land is well shaped and in a good location.

The land benefits from direct road frontage onto the Main Road A158.

### For Sale by Private Treaty

Offers in the region of: £50,000

### FURTHER DETAILS FROM THE AGENTS

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**Willsons**  
SINCE 1842

 **Land App**



For Identification Purposes Only Not to Scale  
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**Willsons**  
SINCE 1842

50 m  
Scale 1:1250 (at A4)



## SITUATION AND ACCESS

The land is situated in the Parish of Hatton fronting onto the Main Road A158 and Cow Lane which is a no through road. Originally the access was from the Main A158 but more recently the land has been accessed from adjoining land. For viewing purposes a small opening has been created on the corner of the junction to Cow Lane.

The land is clearly marked with a 'For Sale' board, positioned at the opening to the field, which should aid with identification.

**What3words: noun.basics.unravel**

## DESCRIPTION

The land extends to 3.42 acres of permanent pasture and fronts onto the Main A158. It is well shaped with established hedges on four sides including mature ash trees and includes a small pond.

## TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession upon completion.

## SERVICES

The land has a metered water supply to a concrete livestock drinking trough.

Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

## GRADE, SOIL TYPE & TOPOGRAPY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type in the area is Ragdale as defined by the soil survey of England and Wales. The land is undulating (ridge and furrow) in places.

## DRAINAGE RATES

Drainage rates for the land are payable to the Environment Agency on an annual basis.

## HM LAND REGISTRY

The land is registered by HM Land Registry being part of Title No. LL350496.

## UNDERDRAINAGE

We are not aware that the land has been underdrained.

## SCHEDULE

OS. Field No.	Description	Acres	Hectares
8712	Permanent pasture	3.42	1.384

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Electricity (& telephone) poles and overhead cables cross the land.

We are not aware of any other rights which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

## BOUNDARIES

The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

## RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register. None of the land is currently entered into any Countryside Stewardship Scheme.

## NITRATE VULNERABLE ZONES

The land lies within a surface water S375 Nitrogen Vulnerable Zone, as designated by the Environment Agency.

## SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

## VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

## PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.

**LOCAL AUTHORITY**

**Lincolnshire County Council**, County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

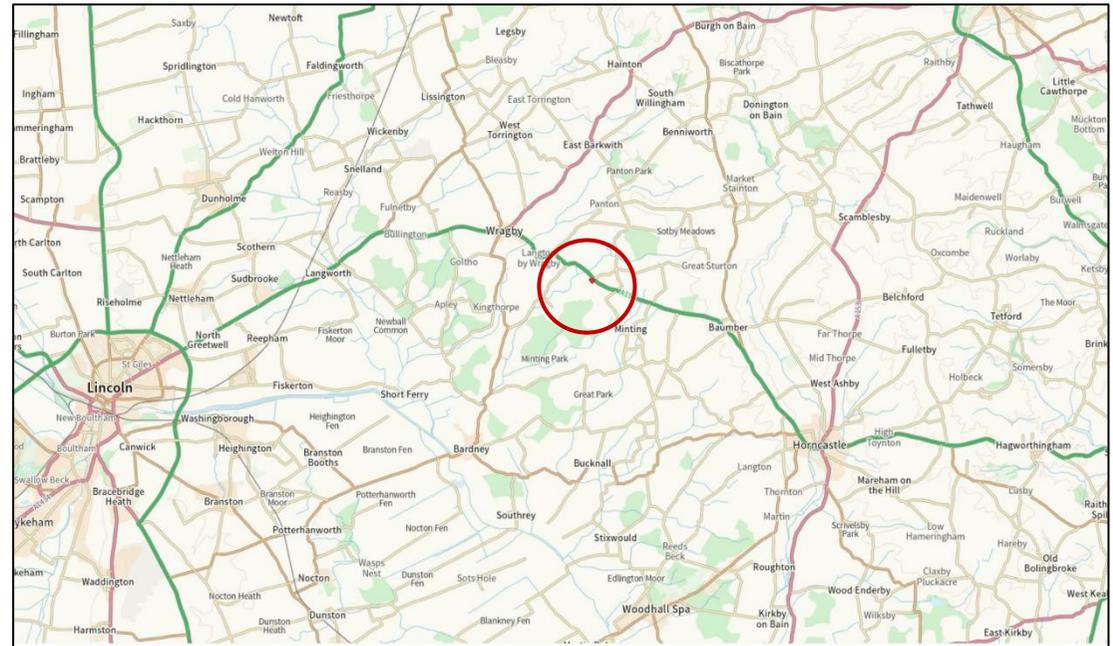
**East Lindsey District Council**, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

**Lindsey Marsh Internal Drainage Board**, Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

**Environment Agency**, Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

**ANTI MONEY LAUNDERING**

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

