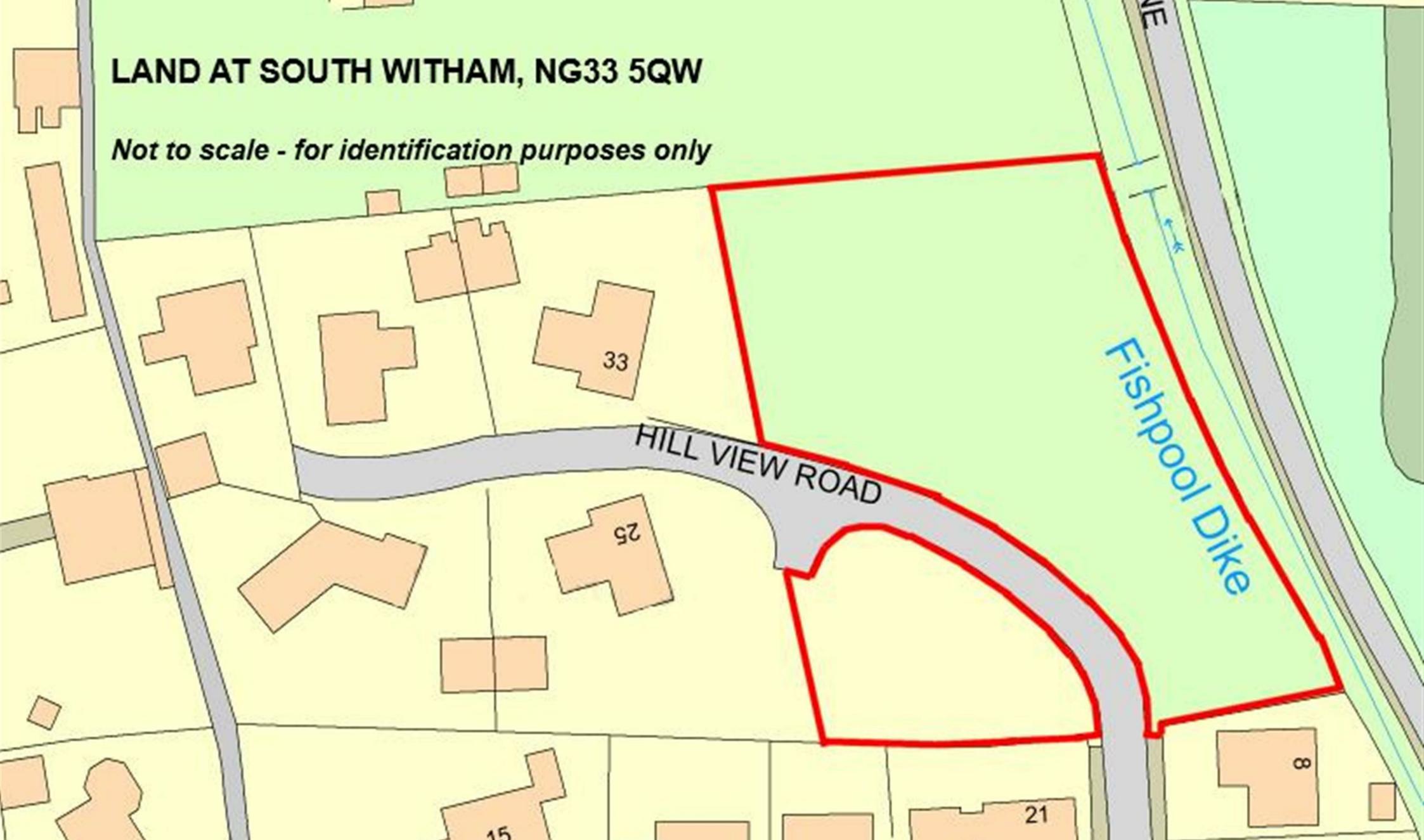


LAND AT SOUTH WITHAM, NG33 5QW

Not to scale - for identification purposes only



Approximately 0.8 Acres of Amenity Land, Hill View Road, South Witham,
Lincolnshire, NG33 5QW

Offers In The Region Of £45,000

MURRAY

Chartered Surveyors & Estate Agents

Approximately 0.8 Acres of Amenity Land, Hill View Road, South Witham, Lincolnshire, NG33 5QW

Tenure: Freehold

Council Tax Band: Exempt ()



LOCATION

The land is located to the west of Church Lane in the village of South Witham, in the county of Lincolnshire. The land is accessed from Hill View Road via a curving access road leading to 5 houses which were built circa 2003.

GENERAL DESCRIPTION

The land is situated in the village conservation area, and part of the site is designated as important open space. The land is in pasture and extends to approximately 0.8 acres.

METHOD OF SALE

The land is offered available for sale as a whole, with vacant possession being given on completion.

WAVELEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including existing Rights of Way, both public and private, light, support, drainage, water and other obligations, easements and wayleaves whether referred to or not in these sales particulars.

SPORTING, TIMBER & MINERAL RIGHTS

All Sporting, Timber and Mineral Rights are included within the sale insofar as they are owned.

VAT

The Guide Price provided is exclusive of VAT. In the

event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

SOUTH WITHAM

South Witham is a popular south Lincolnshire village lying approximately nine miles to the north of Oakham and ten miles to the south of Grantham. It is within two miles of the A1 and affords good commuting to a number of centres.

Within the village there are a number of facilities including two village stores, mobile post office, a village school catering for juniors and infants, two pubs and a church. There is also a large village hall and a recreation field. All other facilities are available locally including doctors, dentists, schools and of course many sports facilities.

LOCAL AUTHORITY

South Kesteven District Council, St. Catherine's Road, Grantham, Lincolnshire, NG31 6TT
Tel: 01476 406080

GUIDE PRICE

Offers in the region of £45,000.00.

PLAN

The location of this land is shown delineated red on the attached plans. Please note this plan is for illustrative purposes only and is not to scale.

SERVICES

There are currently no mains services to this land.

VIEWINGS

Viewing by appointment only please through the Selling Agent, Murray, 5 Market Street, Oakham, Rutland, LE15 6DY Tel: 01572 755555 or email grant@murray.co.uk.

Please do take care when accessing and viewing this land and also be aware that there may be potential hazards.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees

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ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers 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.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

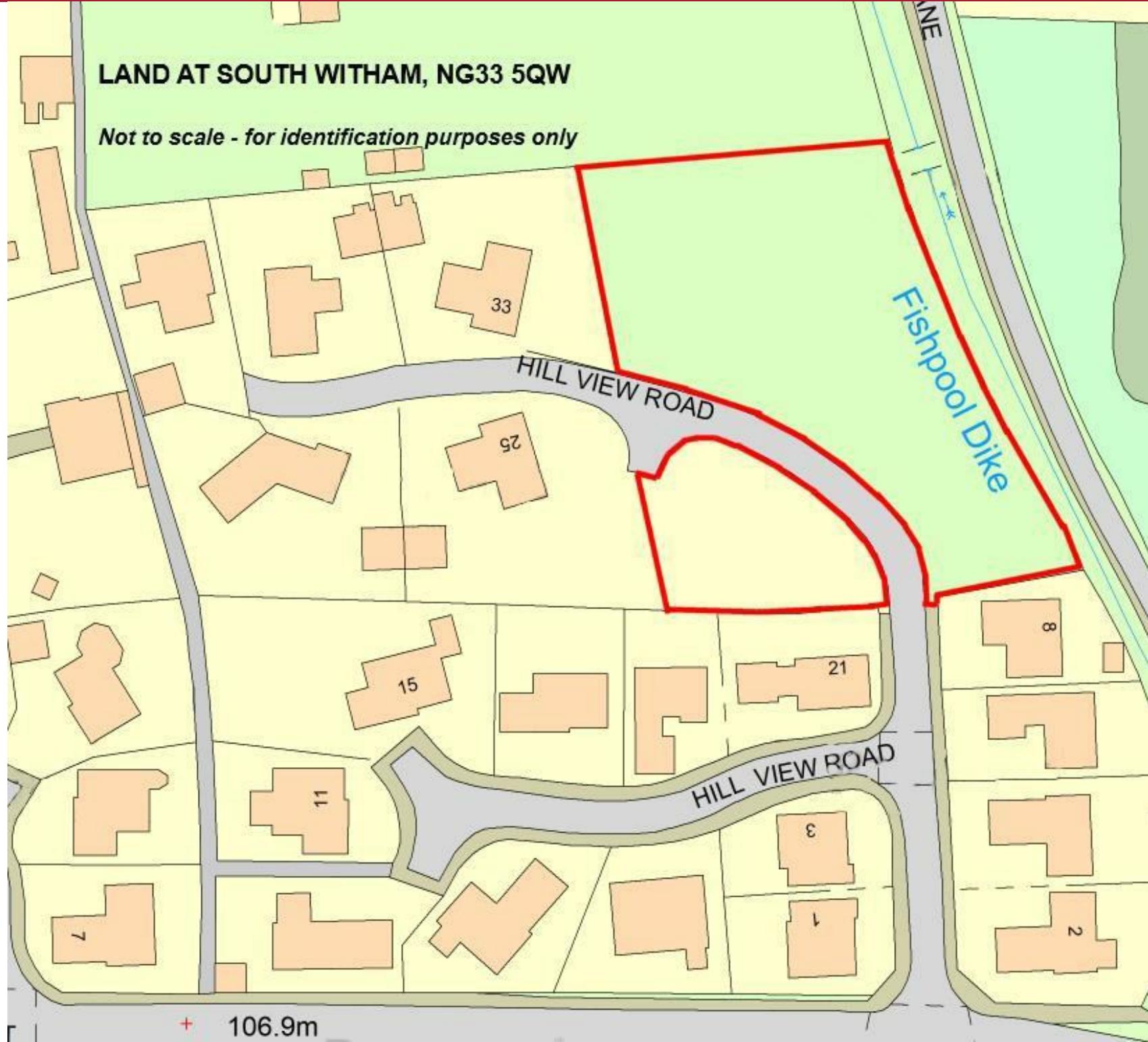
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

LAND AT SOUTH WITHAM, NG33 5QW

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+ 106.9m