

Richardson

CHARTERED SURVEYORS

**3.10 Acres Permanent Pasture
Rockingham Road, Gretton
Corby, NN17 3DA**

FOR SALE

£60,000



- 3.10 Acres
- Private Treaty
- Water Supply
- Permanent Pasture
- Registered Title
- Adjacent to Gretton

Sheep Market House, Stamford, PE9 2RB



www.richardsonestateagents.co.uk

01780 762433

Introduction

An attractive permanent pasture paddock extending to approx 3.10 acres. The property is offered as a whole and is for sale by Private Treaty. Title Number NN147816.

Directions

From Station Road in Gretton village travel west towards Rockingham. Travel under the bridge and follow the road round to the left to join Rockingham Road. The entrance to the land sits on the left hand side 120m past the bridge. Access is taken over the neighbouring field to the property.

Access

Access to the property has been enjoyed over the neighbouring property to the east. The access rights are in the process of being documented.

Tenure

The land is offered for sale with the benefit of vacant possession.

Easements, Wayleaves & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not. The field has an overhead electric line and pylon.

Sporting, Timber & Mineral Rights

The sporting, timber and mineral rights are included in the freehold sale, to the extent that they are owned.

Services

Mains water is from a shared supply from the neighbouring property. The rights are in the process of being documented.

Local Authority

The property is located in the administrative boundaries of North Northamptonshire County Council.

Health & Safety

Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property. Please adhere to any Government guidelines in respect to Covid-19.

Further Information

For further information please contact Jamie Richardson direct line 01780 761651, mobile 07807915329 or email jrichardson@richardsonsurveyors.co.uk

Plans

The plan outlined in these details is for identification purposes only.

Viewings

Strictly by appointment through the agent.





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract 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.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.