



Land Off Nocton Park Road

Nocton, Lincoln, LN4 2BE

Guide Price £175,000

3.23 Acres of Agricultural Land with traditional Brick Outbuilding Suitable for Conversion

We are pleased to offer for sale this exciting opportunity to purchase a Freehold level site extending to 3.23 acres, used for the purposes of grazing and accommodating a traditional brick and slate outbuilding considered suitable for redevelopment/conversion, possibly under the Class Q Permitted Development Rules or alternatively subject to a formal planning application. The site is being offered for sale on an unconditional basis.



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LOCATION

The site is situated on the junction of Potterhanworth Road (B1202) and Nocton Park Road on the northern fringe of the popular village of Nocton. The site currently has vehicular access directly from Nocton Park Road.

Nocton is an attractive village located approximately seven miles south-east of Lincoln City Centre, accessible via the B1188. The village benefits from a Post Office, Village Hall and Primary School and has many attractive Grade II Listed properties.

DESCRIPTION

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The site comprises level grassland, divided into paddocks and currently used for equestrian grazing. The site extends to 3.23 acres and accommodates an attractive brick and slate barn, which is considered to have potential for conversion/redevelopment, subject to the necessary Planning Permissions or Class Q Permitted Development. The barn measures approximately 12.97m x 4.91m.

OVERAGE PROVISIONS

The sale of the site will be subject to Overage Provisions, whereby in the event of more than one dwelling being created on the land, an uplift payment equivalent to 50% of the increase in value will be payable to the current owners. Further details are available on request.

SERVICES

The Vendor has advised that mains water is connected and electricity is understood to be available within the Public Highway. Prospective Purchasers should make their own specific enquiries with the statutory authorities.

EPC RATING – Not Applicable.

TENURE

The property is being offered for sale on a Freehold basis.

VIEWINGS

By prior appointment through Mundys.

NOTE

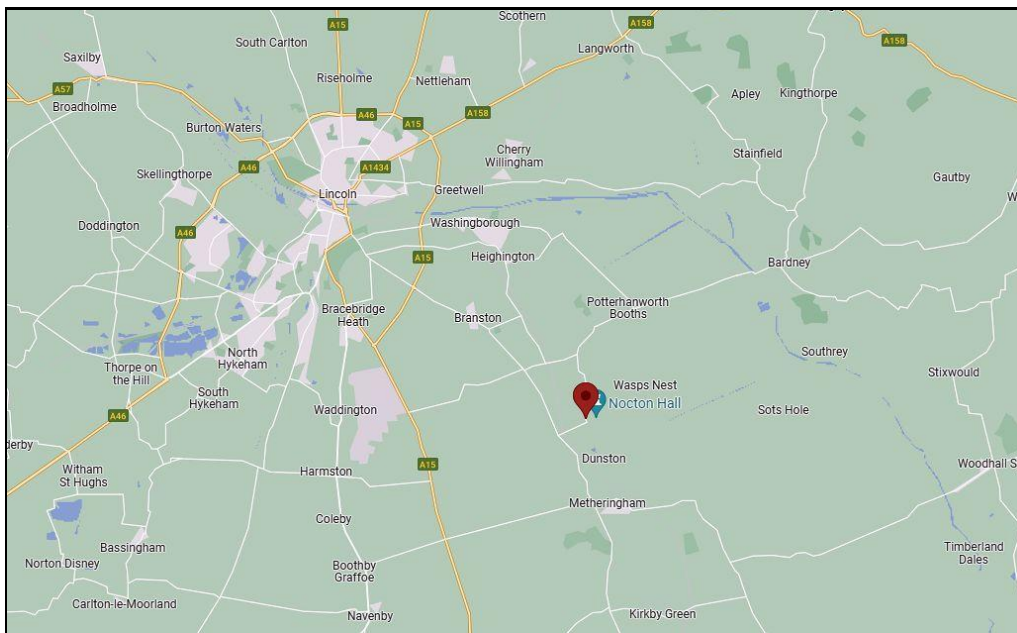
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



