

10.34 HECTARES/25.56 ACRES



AN EXTENSIVE TRACT OF PICTURESQUE GRASSLAND, TWO LARGE LAKES,
SIGNIFICANT BELTS OF MATURE TREES, AND A CONSIDERABLE FRONTAGE
BORDERING TO THE WESTERN BANKS OF THE RIVER TRENT
ON THE EDGE OF A POPULAR CONSERVATION VILLAGE

MANOR HOUSE DRIVE
NORTH MUSKHAM
NOTTINGHAMSHIRE
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Land & Estate Agents
Property Consultants



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GENERAL DESCRIPTION

An interesting area of attractive Trent Valley meadowland fronting the western banks of the River Trent at North Muskham, offering a unique opportunity to acquire an extensive block of land with a combination of grassland, mature trees and two large lakes. The sale of this unique parcel of land offers an all too rarely found opportunity to acquire land which lends itself to hedonistic personal enjoyment, private fishing and for pleasure in a wonderful village edge setting.

The land is characterised by the scenic landscape of the River Trent as it winds its path to the upper tidal reaches at Cromwell en-route to the east coast.



AGENTS NOTES & FISHING RIGHTS

The land may have medium/long term investment value, subject to statutory planning considerations and access arrangements, for use in the associated rural landscape leisure sector. Interested parties should make their own considered assessment and investigations in this regard should this be a consideration in their interest. The sale is understood to pass with fishing rights in hand which will be confirmed during normal legal pre contract enquiries.

VIEWING ARRANGEMENTS

Please respect the privacy of the adjacent owners by viewing the land during daylight hours with a copy of these sales particulars in hand.

PRICE GUIDE: £300,000 *freehold tenure - with vacant possession*



ACCESS

The land can be accessed primarily from the head of Manor House Drive, where a gate is situated at the head of the cul de sac. It can also be accessed by walking the public footpath from Dickinson Drive, which runs along the outside of the main southern field boundary, towards the river Trent. The aerial plan edged red on the sale particulars indicates the two access points.

RIGHTS OF WAY

A public right of way is known to exist along the riverside frontage.



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