



Land Common Lane North Somercotes Louth LN11
7NS

Offers in Excess £25,000

Council Tax Band Exempt

JOHN TAYLORS
EST. 1859

Paddock

A grass paddock of approximately 1.14 acres located on the edge of the village. The paddock fronts onto Common Lane which is a no through road and the land is understood to have a mains water supply.

Tenure

The land is understood to be freehold with vacant possession.

Wayleaves, Easements and Rights of way

The land sold subject to, and with the benefits of all existing rights, including rights of way, whether public or private, drainage, water and electricity suppliers and other rights, easements, quasi-easements and all wayleaves.

Health and Safety

The agents advise all prospective purchasers when viewing the land to take due care and view during daylight hours.

Local Authority

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire. LN9 6PH. Email: customerservices@e-lindsey.gov.uk telephone: 01507 601111.

Method of Sale

The property is offered for sale by private treaty with offers over £25,000.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.



John Taylors

14-16 Cornmarket Louth LN11 9PY

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	Partnership