



Agricultural Paddock  
Swallow LN7 6DL

**M A S O N S**  
EST. 1850

An opportunity to acquire a paddock of around 1.7 acres (subject to survey) with potential for equestrian, horticultural or leisure use subject to overage conditions and planning permission. The land is located at the end of the former main Caistor Road, a no through road on the village outskirts.



### *Directions*

From Caistor take the A46 towards Grimsby and after approximately four miles take the right turning into Swallow village. Proceed down the hill to the first junction and turn right along the old Caistor road and the property will then be found near the end of the road on the left with an opening in the tree line towards the western end of the frontage.

### The Land

An agricultural paddock of around 1.7 acres (subject to survey) with potential for equestrian, horticultural or leisure use subject to planning permission (see reference to overage provisions below).

The land has not been maintained for some time and there are trees close to the boundaries in part, especially along the frontage. The land slopes down gently towards the southern boundary. The Swallow Inn is located on the opposite side of the road (indicated online to be permanently closed at the time of preparing these particulars).

### Location

Swallow is a small rural village about 4 miles from the market town of Caistor and thereby falling into the school catchment area of the highly regarded Caistor Grammar School. The village is positioned on the norther fringe of the Lincolnshire Wolds Area of Outstanding natural Beauty – a popular location for equestrians.

The nearby A46 provides easy commuting to Grimsby (around 8 miles) and the businesses of the south Humber Bank, together with access to the A180 (M180), also around 8 miles away. The Humberside Airport is about 10 miles from the house.





### **Council Tax and Business Rates**

We are not aware of any obligation to pay council tax or business rates. Any planning change of use may incur a rate charge.

### **Sporting and Mineral Rights**

These are included in the sale where they are owned.

### **Wayleaves, Easements, Covenants and Rights of Way**

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

### **Overage Clause**

The land is subject to overage provisions in respect of planning permission obtained for development as defined in Section 55 of the Town and Country Planning Act 1990. These provisions will apply for a period of 80 years from 2015 and payment will be due upon the earlier of implementation of the planning permission or sale of the land with the benefit of planning permission.

### Tenure

The property is offered for sale freehold with vacant possession on completion.

### Viewing

The land can be viewed from the roadside or there is an opening in the trees towards the western end of the trees along the frontage to the old Caistor Road. Applicants should exercise caution as the land has not been maintained for some time.

The land is for sale by Private Treaty

### General Information

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers. No responsibility is to be assumed for the accuracy of individual items. Maps, plans and aerial image demarcation are for identification purposes only and are not to scale – they should be verified at the sale stage against the sale contract plan. Applicants should satisfy themselves as to the location and accessibility of any services close to or on the land as no utility searches have been carried out at this stage. The land may be subject to the

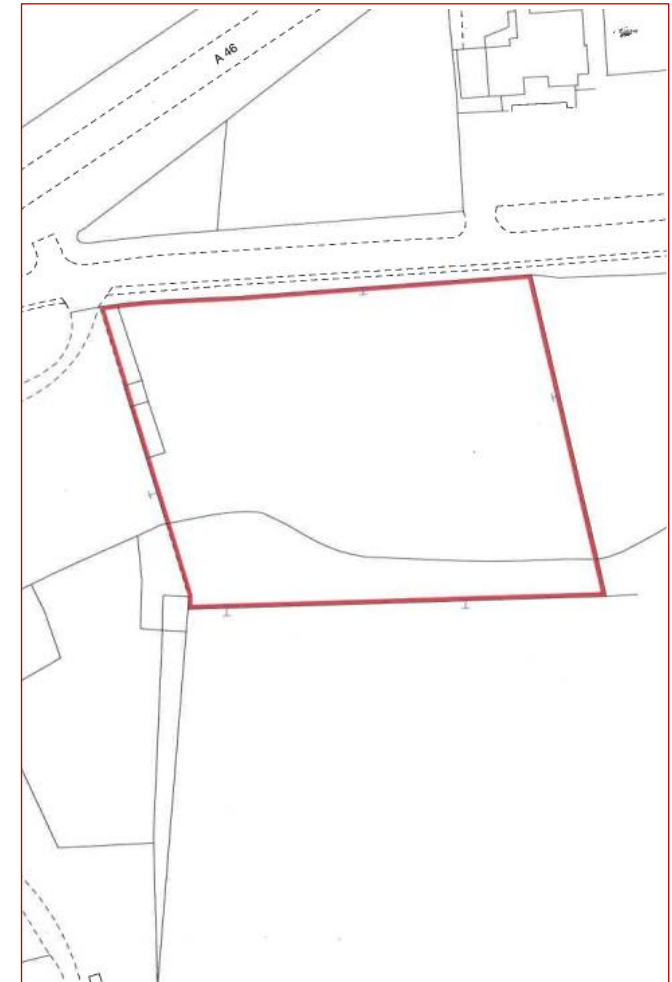
general drainage rate subject to the overall land holding of the purchaser.

### Basic Payment Scheme

We are not aware of any registration in connection with the scheme.

### VAT:

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.



*Extract from the Land Registry title plan showing the legal boundaries.*

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

#### Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

# MASON'S

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