



1.13 acres (0.46ha) of Woodland off Vicarage Road,  
Great Carlton, LN11 8JW

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

## 1.13 acres (0.46 hectares) or thereabouts of land available as a whole | Private Woodland | For Sale by Private Treaty Offers Invited £25,000

### Description

This is a rare opportunity to purchase land consisting of approximately 1.13 acres (0.46ha) or thereabouts of Woodland, primarily consisting of Non Coniferous Trees and Scrub. The Woodland would be suitable for a variety of amenity and leisure uses (STP).

### The Land

The land is well placed being close to the settlements of Louth and Alford with road frontage on to Vicarage Road. The land is situated along a quiet country lane to the South of the village of Great Carlton, Lincolnshire, approximately 7 miles from the market town of Louth.

### Method of Sale

The land is for sale by Private Treaty as a whole.

### Tenure

The land is being sold freehold with vacant possession.

### Access

The land has legal right of access through long user.

### 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.

### Environmental Stewardship

The land is not part of any stewardship schemes.

### Sporting and Mineral Rights

These are included in the sale where they are owned.

### Services

There are no known services to the land.



**Outgoings and Charges**

The land is subject to drainage rates payable to the Lindsey Marsh Drainage Board at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

**Planning**

The property is situated within the East Lindsey Local Planning Authority and lies within open countryside. Any further planning enquiries should be obtained prior to submitting an offer.

**Boundaries**

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership is available from the Selling Agents.

**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.

**Plans, Areas and Schedules**

A schedule of areas has been prepared within the offices of the sole agent.

**Basic Payment Scheme**

The land is not registered for the Basic Payment Scheme.

**Viewing**

Unaccompanied viewings are permitted during daylight hours providing a copy of these particulars are to hand. Parties viewing should note that they are responsible for their own safety and are viewing at their own risk.

**Anti-Money Laundering**

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchasers will be required to provide proof of identity and address to the agents.

**Vendors Solicitor**

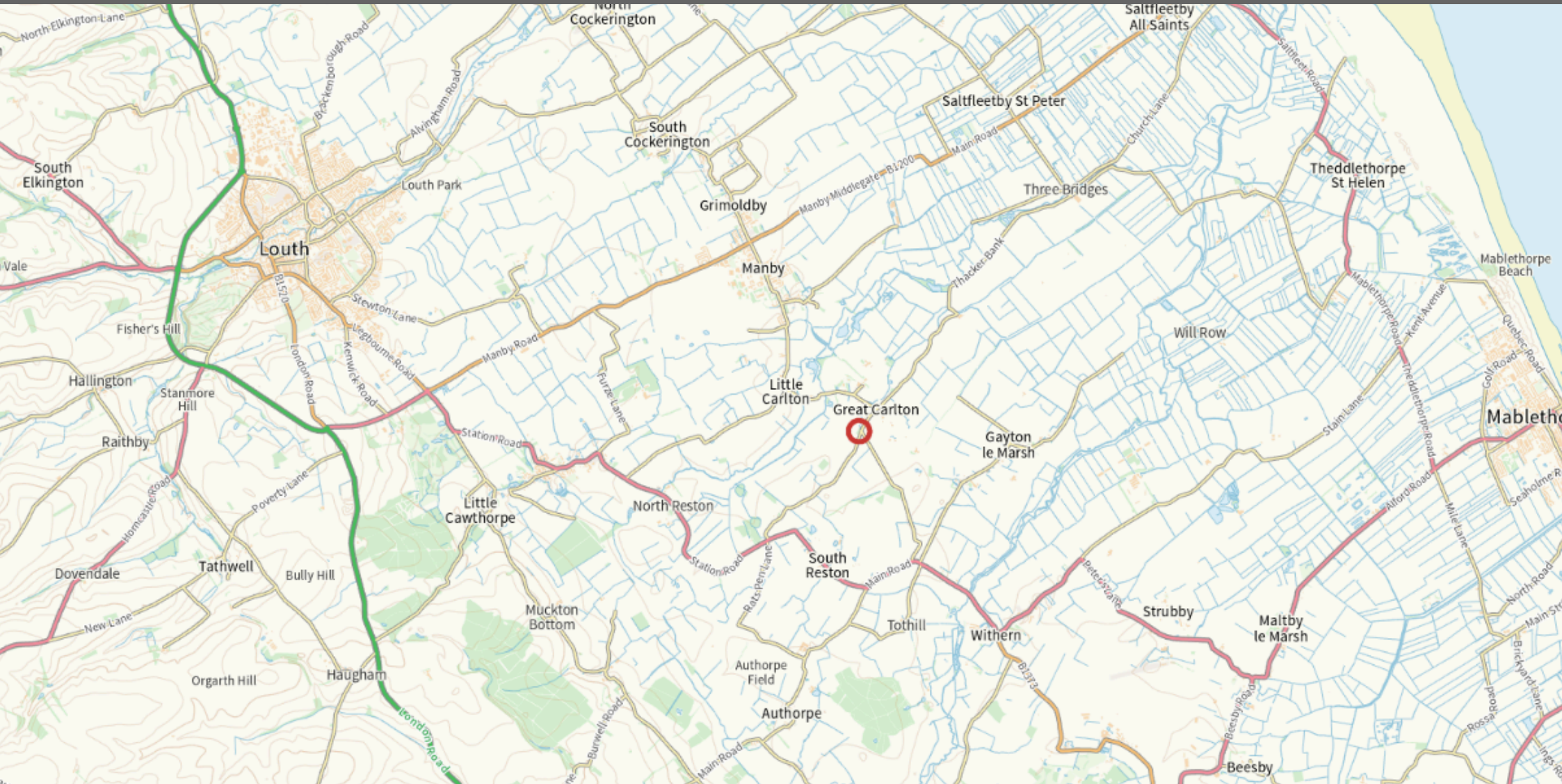
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These particulars were prepared in June 2024.





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