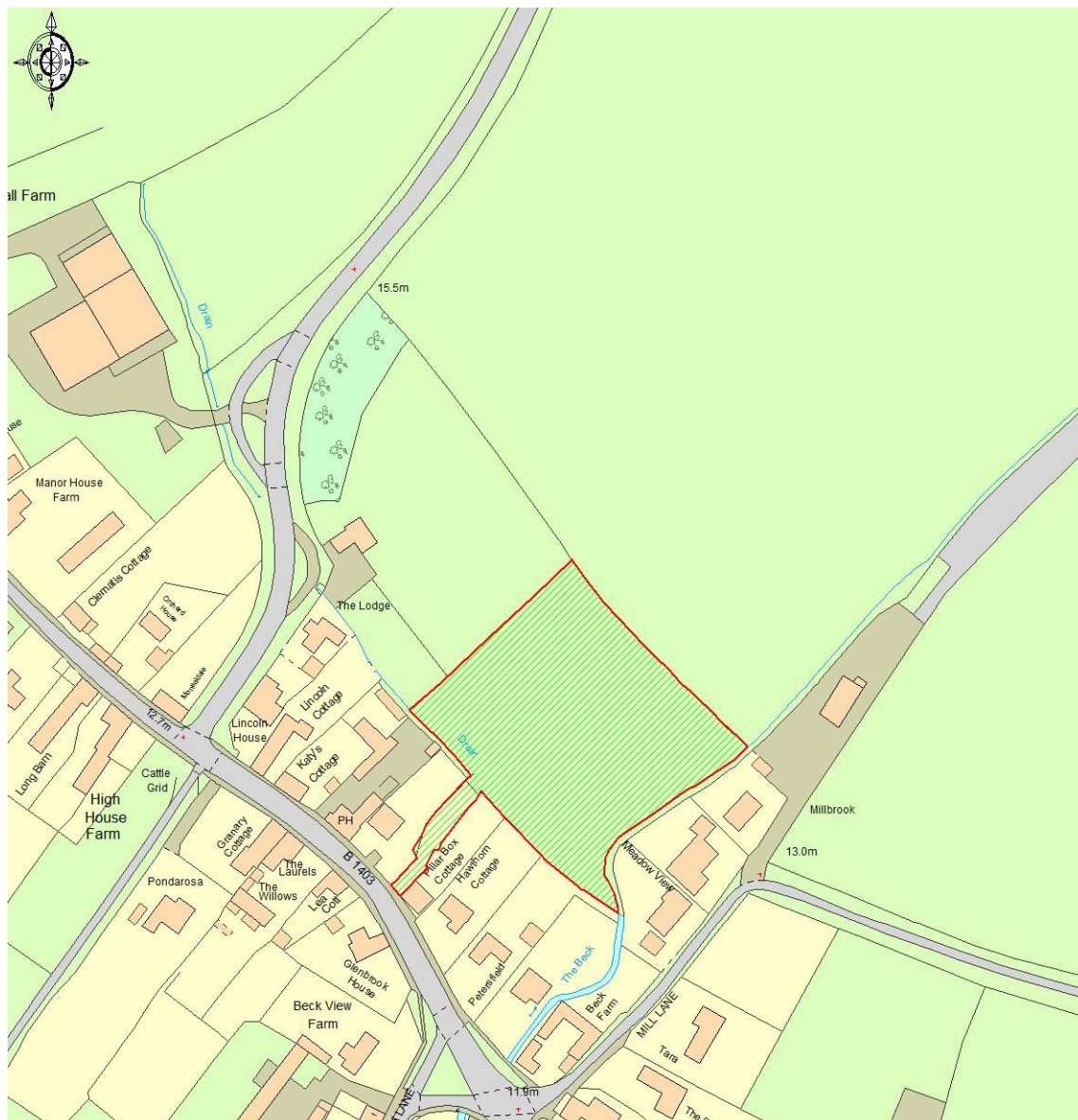




01777 709112 | [retford@brown-co.com](mailto:retford@brown-co.com)



## LAND OFF TOWN STREET, CLAYWORTH

Guide price: £60,000 freehold with vacant possession

A parcel of amenity land approximately 1.71 acres (0.69 hectares)

For sale by private treaty



## LAND OFF TOWN STREET, CLAYWORTH, RETFORD DN22 9AD

### DESCRIPTION

A rare opportunity to acquire a parcel of amenity land on the edge of this highly regarded village. Reasonably level and regular, the land extends to approximately 1.71 acres (0.69 hectares) – subject to site survey. The land is mostly enclosed by mature hedging and has direct vehicular access to Town Street. A mains water supply is believed to be connected.

### LOCATION

Situated off Town Street in the much-desired village of Clayworth. The land lies north east of Town Street (B1403).

Clayworth is a charming village of character, presently boasting a public house and gastropub. The Chesterfield Canal lies on the south side

### TENURE AND POSSESSION

The land is believed to be freehold, purchaser's solicitor to verify, and vacant possession will be given upon completion.

### METHOD OF SALE

The land is offered for sale by private treaty as a whole.

### MAINS SERVICES

A mains water supply is believed to be connected. Purchasers are expressly requested to verify this information, making their own enquiries as to availability and suitability of mains services.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

The access off Town Street is, in part, subject to a right of way in favour of the adjacent property, Pillar Box Cottage.

### BASIC PAYMENT SCHEME

The land is not subject to BPS payment.

### VALUE ADDED TAX

The land is not elected for VAT.

### PLANS AND AREAS

These have been prepared as carefully as possible and are based on Ordnance Survey National Grid 1:2500 scale plans.

The plans are published for illustrative purposes only, their accuracy is not guaranteed and they shall form no part of any contract or agreement for sale.

### AGENTS NOTE

The land is subject to a pre-existing Overage Provision ("development clawback clause") having a duration of 25 years from 10 March 2006. Further details are available from the selling agents.

### VIEWING

Viewing is permitted during daylight hours with a set of these particulars to hand, having contacted the selling agents.

### FURTHER INFORMATION

Please contact Jeremy M Baguley at the selling agent's offices on 01777 709112.

### HOURS OF BUSINESS

Monday to Friday 9am to 5.30pm.  
Saturday 9am to 1pm.

These particulars were prepared in August 2017



#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. 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. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.