Richardson
CHARTERED SURVEYORS

Land at South Fen Road
Bourne
Lincolnshire
PE10 0DN

FOR SALE

GUIDE PRICE £200,000



- For Sale by Private Treaty
- Registered Title
- Road Frontage
- Vacant Possession
- 5.27 Acres (2.13 ha)
- Freehold

Sheep Market House, Stamford, PE9 2RB

RICS

www.richardsonsurveyors.co.uk

01780 762433

Richardson

DESCRIPTION
A single parcel of land extending to 5.27 acres (2.13 ha). The land has excellent access directly onto the public highway. Title Number LL206371. The property has operated as a commercial business selling christmas trees under the trading name Bah Humbug Christmas Trees. The site is being sold as seen to include the christmas trees, 2 containers and a portacabin.

LOCATION
The parcel is located on South Fen Road, Bourne in the county of Lincolnshire. Bourne is located 6 miles north of Market Deeping and 9 miles north east of Stamford.

what3words: shorthand.contoured.squeezed

METHOD OF SALE
The land is for sale by Private Treaty with Vacant Possession.

BASIC PAYMENTS SCHEME (BPS) & ENVIRONMENTAL SCHEME
The land is sold without the benefit of any Historic Reference Amount associated with Delinked Payments.
The land is not included within any agri-environmental schemes and is therefore sold free of any ongoing management restrictions.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY
The land is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

SPORTING, MINERAL & TIMBER
The sporting, mineral and timber rights are included in the freehold sale, to the extent that they are owned.

HISTORIC DESIGNATION
We understand the land is not affected or restricted by any Ancient Monument Designation.

ACCESS
Access to the land is taken directly off South Fen Road.

BOUNDARIES
The successful purchaser shall be deemed to have full knowledge of all boundary responsibilities.

SERVICES
There are currently no mains services available, however, there is an undocumented water supply.

TENURE & POSSESSION
The land is offered for sale Freehold, with the benefit of Vacant Possession.

LOCAL AUTHORITY
The land is located in the administrative boundaries of South Kesteven District Council.

VIEWINGS
Strictly by appointment with the selling agent.

HEALTH & SAFETY
Please be as vigilant as possible when making your inspection. Please observe any specific signage of the property.

PLANS
The plan enclosed is for identification purposes only.

Richardson

FURTHER INFORMATION

For further information please contact Jamie Richardson on his direct line 01780 761651 or email jrichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.



Richardson





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

PLANS - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.