



GRAZING LAND, WELBY NEAR GRANTHAM

2.93 ACRES & 3.67 ACRES





LOCATION

Two parcels of permanent pasture are available to let for grazing, located on the southern side of the village of Welby, approximately 4 miles east of Grantham.

The land is mature level pastureland, suitable for sheep or horses.

The land is let as seen. Both lots would benefit on improvements to boundaries.

LOT ONE

Lot 1 comprises 2.93 acres of grassland situated on the western side, accessed from Blacksmith Lane. The parcel is enclosed and lies immediately south of adjoining residential property, providing sheltered grazing. The land is enclosed by a combination of mature hedgerows and fencing.

LOT TWO

Lot 2 comprises approximately 3.67 acres located south of the village. The land is accessed through a gate directly from Church Lane and has good roadside access. The parcel boundaries are both mature hedgerows and fencing.

ACCESS

Each lot benefits from gated access points directly off surrounding roads or farm tracks, as indicated on the plan.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is let subject to all existing rights of way, public footpaths, access tracks, drainage runs, utilities or wayleaves whether disclosed or not.

TENURE

The land is available to let either as a whole or in lots. This will be in the form of a Farm Business Tenancy or annual grazing licence.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is let subject to all existing rights of way, public footpaths, access tracks, drainage runs, utilities or wayleaves whether disclosed or not.

SERVICES

No mains services are believed to be connected.

PLANNING

The land is let for agricultural use only.



VIEWINGS

Viewing access is permitted with a copy of these particulars in hand.

CONTACT

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