



**0.98 Ac of Land on the south side of South Drove, Martin LN4 3QJ** Guide Price: £15,000 (+ £750 Buyers Fee)

**Description**

Ideally located on the outskirts of the village Martin lies about 0.98 acres of grassland. The northern and western boundary of the land is lined with bushes. The southern boundary is fenced and the eastern part of the land is dotted with fruit trees. The land could be used for various uses subject to planning.

**Directions**

From Metherringham follow the B1189 until you reach a left turn onto the B1191 towards Woodhall Spa. Stay on this road until you reach the village of Martin where the land can be found on the right hand side at the far end of the village. Access to the field is down a track opposite Martin North Drove on your left hand side next to the arable field.

**Planning**

Interested parties should make their own enquiries with North Kesteven District Council to confirm that their proposed use of the property will be acceptable.

**Easements Wayleaves & Rights of Way**

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

**Tenure & Possession**

Freehold with vacant possession upon completion.

**Viewing**

The land may be viewed on foot only during daylight hours with a copy of these particulars to hand.

**Completion Date**

This lot will be sold with a 10% deposit and up to 8 weeks for completion.

**Auction Bidder Identity Check**

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Please contact us on 01522 504360 or [auctions@jhwalter.co.uk](mailto:auctions@jhwalter.co.uk) so that we can complete an electronic identity check and issue a buyer number. We are most grateful for your assistance and please bring your original identity documents on the night of the auction.

**Solicitors**

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The attached plans are not to scale, are for identification purposes only and do not form part of any contract.