



Land off Wisteria Avenue

Branston, Lincoln, LN4 1QE

Guide Price £75,000 1.9 Acres of Grazing Land

We are pleased to offer for sale this rare opportunity to purchase a level Freehold site, extending to 1.9 acres of grassland, currently used as grazing land and located off Wisteria Avenue, within the popular village of Branston. The land is considered suitable for a variety of uses, subject to any necessary Planning Permissions required. This is a rare opportunity and likely to be of interest to a number of prospective purchasers, given its location.



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DIRECTIONS

From Lincoln City Centre, proceed along the B1188 Lincoln Road towards Branston Village. Upon entering the village, take the first left onto Beech Road and then the third left onto Wisteria Avenue to the end of the road, where the land is located adjacent to the entrance to Dye House Farm, accessed via a 5 bar gate.

LOCATION

Branston is a popular village located approximately four miles south-east of Lincoln City Centre and benefits from an excellent range of local amenities within the village including shops, primary and secondary schools. A full range of amenities are, however, available within nearby Lincoln City Centre.

DESCRIPTION

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SERVICES

No mains services are currently connected to the site.

EPC - Not applicable.

TENURE

The land is available on a Freehold basis and currently accessed via a right of way over a neighbouring driveway (as shown outlined in yellow on the attached site plan).

VAT

The Vendor has confirmed that VAT is not payable on the purchase price.

VIEWINGS

By prior appointment via Mundys Commercial. The site is currently occupied and we respectfully request that interested parties do not access the land without prior arrangement.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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