

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers Est 1924



## **Land off Carr Lane, East Lound, Haxey, DN9 2LT**

- About 7.4 Acres (2.99 Ha) of roadside land • Expired Full Planning Permission for Stables and Grazing of horses • Attractive rural setting between Haxey and Owston Ferry •
- **MAY SPLIT** •



**GUIDE PRICE £120,000**

## LOCATION

East Lound is an unspoilt hamlet about 15 miles east of Doncaster and about 3 miles south of the well served small town of Epworth.

The land is located to the south of East Lound and has extensive frontage to Carr Lane. Access to the land is via a lane at the northern end of the field.

## DESCRIPTION

A level grassed field extending to about 7.4 acres (2.99 Ha) of Grade 2 quality land with expired Full Planning permission for change of use of the land for grazing of horses and to erect a stable block.

The proposed brick and tiled Stable Building being some 18.7m x 4.0m comprising 5 individual stables.

## PLANNING CONSENT

Full Planning Permission (Application Number PA/2018/264) was granted subject to conditions in August 2018. A copy of the planning permission and approved plans is available from the Agent's Epworth Office or from North Lincolnshire Council website. This consent has now expired and interested parties should make their own enquiries with the local Planning Department.

There are no mains services connected.

## OUTGOINGS

A drainage rate is payable to the Isle of Axholme and North Nottinghamshire Water Level Management Board.

## TENURE

Freehold with immediate vacant possession.

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Isle of Axholme  
Marketing Coordinator  
07484915576

## VIEWING

The land can be viewed from the roadside/lane at most reasonable times during daylight hours.

## METHOD OF SALE

The land is offered for sale by private treaty. No claims for dilapidations, deterioration or any other offset will be accepted or allowances made.

## NOTE

The land may be available on a split basis. Please contact the agent for details.



Plan for illustration purposes only – not to scale and not intended to depict exact legal boundaries.

### Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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