

FOR SALE BY PRIVATE TREATY

**LAND ADJOINING
WILLOUGHBRIDGE LANE
(FORMERLY PART OF WINNINGTON FORGE FARM TF9 4JN)**



OFFERS IN THE REGION £230,000

Directions: Willoughbridge Lane runs between Winnington on the B5026 Loggerheads to Woore Road and the A51 taking a turning between Blackbrook and Pipegate. The Satnav of postcode is TF9 4JN and will assist. "For Sale" boards will be erected on the land.

DESCRIPTION

A block of 21.92 Acres (8.87 Hectares) of land all down to grass and suitable for grazing or mowing. There is a long frontage to Willoughbridge Lane and also to River Tern.

SINGLE FARM PAYMENT ENTITLEMENTS

The land is enclosed in 2 fields and is all registered with the Rural Payments Agency. 8.38 Single Farm Payment Entitlements are available for transfer with the land if required.

TENURE AND POSSESSION

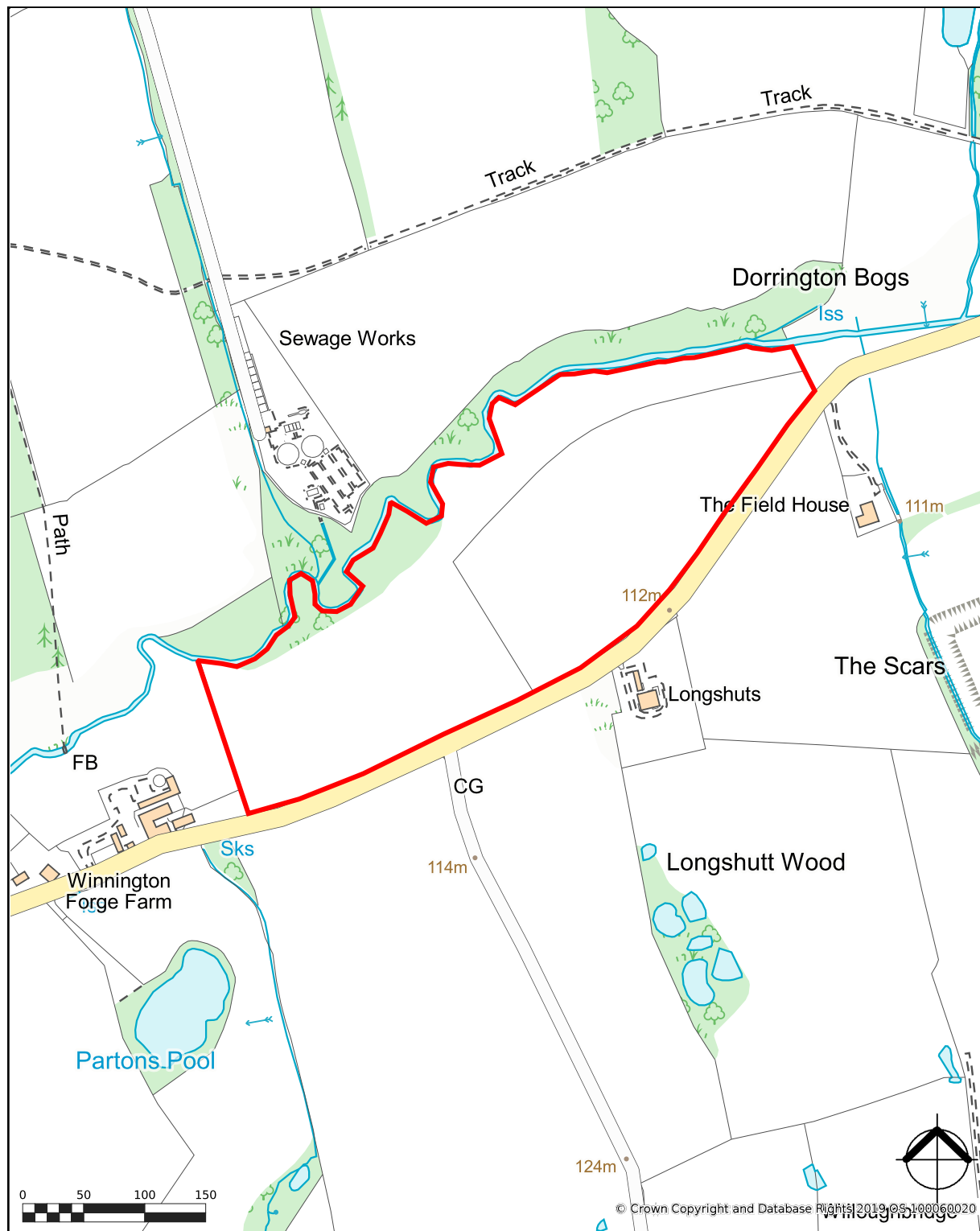
We are advised the land is freehold and is being sold with vacant possession.

VIEWING

The land may be viewed at any reasonable time during daylight hours, a copy of these sale particulars being a permit to view if challenged.

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered. Hinson Parry & Company for themselves and for the vendors of this property whose agents they are give notice (1) The Particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Hinson Parry & Company has any authority to make or give any representation or warranty whatever in relation to this property.



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Plotted Scale - 1:5,000