

## Land at Clay Lane, Millington



4.55 acres amenity grassland on the edge of the village of Millington.

**GUIDE PRICE £75,000**

**LOCATION**

The land is located on the western edge of the village of Millington on Clay Lane.

**ACCESS**

Access to the land is direct from Clay Lane, Millington through a private gate.

**DESCRIPTION**

4.55 acres (1.84 hectares) permanent pasture. The land is within a ring fence.

**TENURE**

Freehold, with vacant possession given on completion.

**BOUNDARIES**

The vendor will only sell such an interest as he owns in the boundary fences, hedges, ditches etc.

**SERVICES**

The land has a spring water supply from Fogglesike spring which lies to the north and crosses the north western corner of the land.

**DRAINAGE**

No plans are available.

**SPORTING, MINERAL AND TIMBER RIGHTS**

All sporting, mineral and timber rights are included, insofar as they are owned.

**BASIC PAYMENT SCHEME**

The land is not registered for Basic Payment.

**ENVIRONMENTAL SCHEMES**

The land has not been included in any environmental schemes.

**VIEWING ARRANGEMENTS**

The land can be viewed at any time during daylight hours with a set of these particulars in hand. All viewing is undertaken at prospective purchasers own risk.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The land is sold subject to, and with the benefit of, all other existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned or not.

**CONTAMINATED LAND**

The vendors are not aware of any of the land having been filled with any contaminate matter referred to in the Environmental Protection Act 1990.

The vendors do not give any guarantees in this respect and advise the purchaser(s) to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

**METHOD OF SALE**

The land is for sale by private treaty. The agents reserve the right to conclude the sale by any means at their discretion. Interested parties are advised to register their interest with the agents in order to be kept informed of how the sale will be concluded.

**DISCLAIMER**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.



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 LANDMARK INFORMATION

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