



## Paddock Land at Welfen Lane, Claypole, Newark Guide Price £30,000

We are pleased to present an excellent opportunity to acquire approximately 3 acres of paddock land. Located off Welfen Lane in Claypole. A thriving village, boasting an array of excellent amenities and closely situated for ease of access onto the A1 and to Newark-on-Trent.

The property has been used as a pony paddock in recent years and provides a retained field shelter/ stable. No water or services are connected to the land.

This idyllic location is ideal for equestrian grazing, nature and conservation. The land is offered freehold with vacant possession on completion.



# Paddock Land at Welfen Lane

## Guide Price £30,000

- PADDOCK LAND
- APPROX 3 ACRES (1.21 Hectares)
- POPULAR VILLAGE WITH AMENITIES
- GREEN LANE ACCESS
- EXISTING FIELD SHELTER/STABLE
- GATED ENTRANCE
- MAJORITY FENCED BOUNDARIES
- POTENTIAL FOR A VARIETY OF USES
- FREEHOLD WITH VACANT POSSESSION
- SUBJECT TO PUBLIC RIGHT OF WAY

SERVICES:

LOCAL AUTHORITY:

TENURE:

PUBLIC RIGHT OF WAY:

DIRECTIONS:

Local Information &  
Amenities: Claypole

VIEWING ARRANGEMENTS:











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.