

EST 1770

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AGRICULTURAL



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FOR SALE BY AUCTION
On
Wednesday
22 September 2010



**ANYTHING GROWS, STAR FEN,
HECKINGTON, SLEAFORD,
LINCOLNSHIRE NG34 9NB**

*A Recreational Smallholding
Extending to About 2 Acres (0.80 Hectares)*



Guide Price: £20,000—£22,500



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PARTICULARS

This property provides an unusual opportunity to acquire a recreational smallholding to suit "good lifers" or those just wishing to grow their own produce but with the opportunity to increase to commercial production levels.

**TOTAL AREA:
APPROXIMATELY 2 ACRES (0.80 HECTARES)**

Anything Grows was established by the Vendors about two years ago and now offers an opportunity for those seeking a rural retreat and an opportunity to grown their own and increase the production to a level of commercial output.

At present the Smallholding comprises an established grassed area with some arable outdoor cropping together with a main Workshop / Store, Polytunnel and Poultry Structures. The use of the caravan on site is limited to a facility block.

The property is situated on the north side of Star Fen Road approximately 1.5 miles north east of Heckington, a significant village offering good local facilities, including a number of shops, primary school, railway station (with connections to Sleaford, Grantham and the main east coast line as well as Boston and Skegness), public houses, and doctors' surgery.

The property is approximately 6 miles from Sleaford, 14 miles from Boston, 24 miles from Lincoln, 20 miles from Spalding, 21 miles from Grantham and 25 miles from Newark.

DETAILS OF THE PROPERTY

Entrance from Star Fen Road leads down a hard surfaced roadway to the main buildings comprising:

NURSERY WORKSHOP / TOOL SHED:

2.95m x 6.14m (internal measurements) with Loft over, built of timber and concrete floor and cold water tap.

POLYTUNNEL:

15.2m x 4.2m (new August 2008), part block floor, 2 entrance doors.

2 POULTRY HOUSES:

GRASSED AREA *with further cultivated ground for outdoor cropping, Poultry Run and Pond and a number of young Christmas trees have also been established.*

Additional trees have been planted on the periphery of the property and it is also fenced.

The total area is approximately 2 Acres (0.80 Hectares) and is shown more particularly on the plan on the opposite page.

FURTHER INFORMATION

The Vendors will be pleased to discuss further information regarding the running of the Smallholding at the time of interested parties viewing.

METHOD OF SALE

*The property will be offered for sale by Auction Subject to the Conditions of Sale
on*

Wednesday, 22 September 2010 at 7 p.m.

At The Royal Mail Cart Public House, Pinchbeck Road, Spalding, Lincs. PE11 1QL

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LOCATION PLAN



PHOTOGRAPHS TAKEN SPRING 2010



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Please Note: These particulars are issued subject to the property described above not being sold, let, withdrawn, or otherwise disposed of. The particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer nor a contract.

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