

## **LAND AT MORTON**



**FOR SALE BY PRIVATE TREATY**  
**FREEHOLD WITH VACANT POSSESSION**  
**GUIDE OF £90,000**

## INTRODUCTION

This introduction and these particulars are intended to give a fair and substantially correct description of the property for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION

The land is located on the outskirts of the village of Morton, near Fiskerton in three parcels. One parcel has frontage on Causeway Lane and two have frontage onto Moor Lane.

## ADDRESS

Land at Morton  
Morton, Fiskerton  
Nottinghamshire  
NG25 0UX

WHAT3WORDS: repaying.match.response

## AREA

The lands extend to approximately 6.03 acres (2.44 hectares), shown edged red on the attached plan, in the following parcels:

Parcel	Area (ac)	Area (ha)	Description
2541	1.55	0.63	Grass
2624	2.71	1.10	Grass
2016	1.77	0.72	Grass
<b>Total</b>	<b>6.03</b>	<b>2.44</b>	

The land is offered for sale as a whole, however lotting may be available on request.

## GENERAL DESCRIPTION

### Parcel 2541

1.55 acres of permanent pasture which has been historically been grazed and cut for hay. The parcel is bordered by post and rail/ wire fencing, and mature hedging. The parcel adjoins an unnamed Dyke on the southern boundary and mature woodland on the northern boundary. The land is accessed from Causeway Lane via two field gates.

### Parcel 2624

2.71 acres, including access track, dilapidated timber field shelter, and permanent pasture (approx. 2.54 ac) historically grazed and cut for hay. The parcel is bordered by post and wire fencing, mature trees, and hedges. The land is accessed from Moor Lane via two field gates. The parcel is split by Marlock Dyke roughly 1/3 to south and 2/3 to north and there is a grass bridge and field gate connecting the two sub-parcels. The dyke is open and bordered by vegetation. A public footpath crosses the northern part of the parcel.

### Parcel 2016

1.77 acres, including access track and permanent pasture (approx. 1.68 ac) historically grazed and cut for hay. The parcel is bordered by post and rail fence and by mature trees and hedging. The parcel is accessed via a field gate off Moor Lane. The parcel is bisected by Marlock Dyke with a grassy bridge and field gate connecting the two sub-parcels. The dyke is covered by mature trees and vegetation. A public footpath crosses the northern part of the parcel.

All 3 parcels have historically been in agricultural use but would be suitable for a range of alternative uses subject to gaining the necessary consents.

# JAS. MARTIN & CO.

— CHARTERED SURVEYORS LAND AGENTS AND VALUERS —



### **TENURE AND POSSESSION**

Freehold and with vacant possession.

### **SUBSIDIES AND GRANTS**

The property is not entered into any agricultural or environmental schemes.

### **VAT**

Should any sale of the land or any rights attached to it be a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser in addition to the purchase price.

### **SERVICES.**

The land does not have water or electric supplies.

### **RIGHTS OF WAY AND EASEMENTS**

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private; light, support, drainage, water, electricity supplies, and other rights, and obligations, quasi-easements, and restrictive covenants, and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to in these remarks or not.

### **SPORTING RIGHTS**

The sporting rights are included in the sale, in so far as they are owned.

### **MINERALS & TIMBER**

All Minerals and Timber, subject to statutory exclusions are included in the sale.

### **COVENANTS AND OVERAGE**

The land is to be sold without any overage or restricted covenants.

### **DISPUTES & BOUNDARIES**

Should any dispute arise as to the boundaries or any points arise on the general remarks, particulars, schedule or plan or the interpretation of any of them, the question shall be referred to the arbitration of the Selling Agents whose discretion, acting as agents, shall be final.

### **OFFERS**

The property is offered for sale by private treaty. Offers should be made in writing to the sole agents, Jas Martin & Co., 1 Flavian Road, Lincoln, LN2 4GR

Email: [mailbox@jasmartin.co.uk](mailto:mailbox@jasmartin.co.uk) | Tel: 01522 510234.

### **VIEWING**

Viewing of the land is available during reasonable daylight hours on weekdays only whilst in possession of these Sale Particulars.

### **MISREPRESENTATIONS**

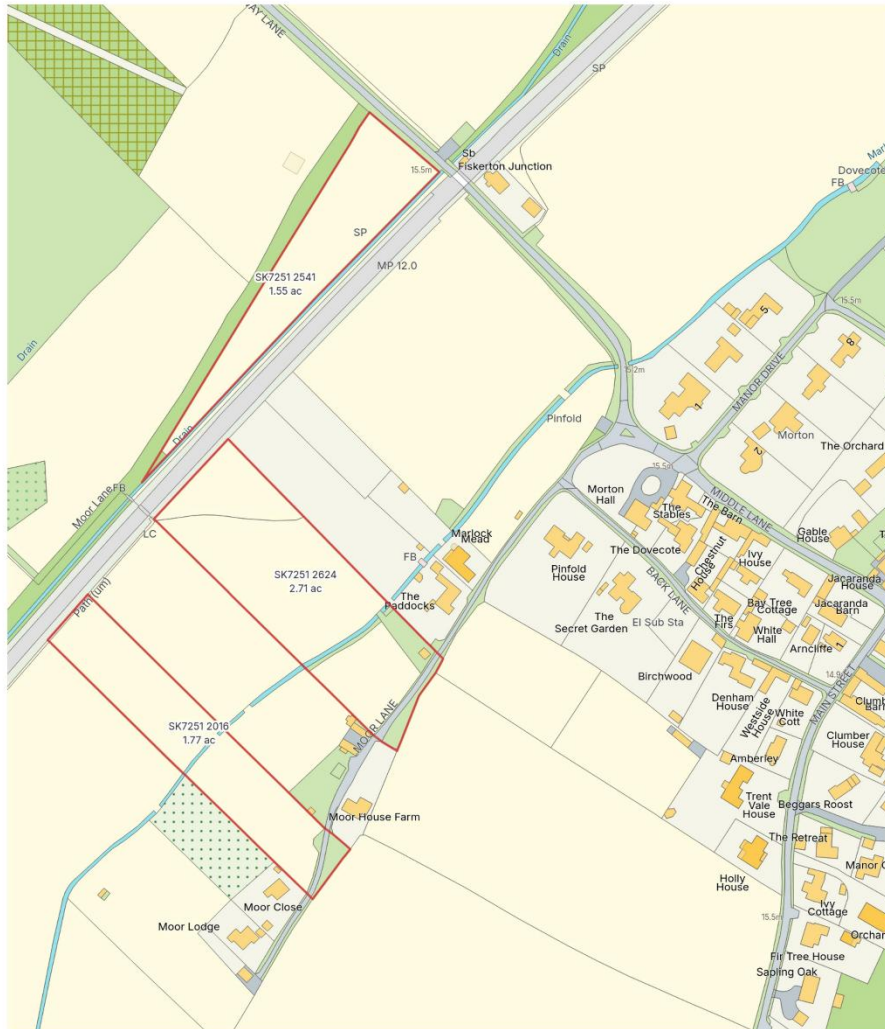
These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further inquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the understanding that neither Agents nor Vendor are to be or become under any liability for claims in respect of their contents.

In the event of the Agents supplying any further information or expressing an opinion to a prospective purchaser, whether oral or in writing such information or opinion must be treated as given on the same basis as the particulars.

These particulars were prepared in June 2026.

Land at Morton, Fiskerton

JAS. MARTIN & Co.  
Chartered Surveyors Land Agents & Valuers



## Location Plan:

