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**LAND WITH RIVER FRONTAGE,
BONE MILL LANE, POLEBROOK,
NORTHAMPTONSHIRE**

An unusual area of land offering a natural break in open country for leisure or grazing purposes with the further opportunity to create and develop mooring facilities (subject to consent) and with full riparian rights to the River Nene

Land Areas: Frontage to Polebrook Oundle Road of 12m (approx) with field gate
Frontage to River Nene of 35m (approx)
Site Depth some 160m (approx)
Area some 0.929 acres or thereabouts

Tenure: The property is Freehold

VAT: The sale is not subject to VAT

Viewing: During daylight hours with a copy of these particulars

Guide Price: £30,000