



Land at Barsby

South Croxton Road, Leicestershire

E A LANE & SONS

CHARTERED SURVEYORS

AN ATTRACTIVE BLOCK OF PASTURE LAND

situated at

South Croxton Road
Barsby
Leicestershire
LE7 3AA

A rare opportunity to purchase a convenient sized block of pasture land in three enclosures extending to a total area of 9.23 acres (3.73 hectares) in the sought after area of Barsby, Leicestershire

Guide Price
£100,000

E A LANE & SONS
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100 Regent Road, Leicester, LE1 7DG

0116 233 6433 | www.ealane.com | sales@ealane.com

Description

The land comprises three enclosures of permanent pasture situated to the south west of the village of Barsby with gateway access off South Croxton Road.

The sale offers a rare opportunity to purchase a convenient sized area of pasture land of feeding quality which offers excellent livestock or equestrian grazing and benefits from a mains fed water supply, small field shelter located to the centre of the land and an un-used menagé area on the northern boundary.

The boundaries comprise a mixture of quickthorn and post and wire fencing and the land extends to a total area of 9.23 acres (3.73 hectares) or thereabouts as scheduled below:

NG No.	Description	Acres	Hectares
1609	Pasture	2.71	1.09
2018	Pasture	2.34	0.95
2732	Pasture	4.18	1.69
Total		9.23	3.73

Tenure

The land is Freehold and Vacant Possession will be given on completion.

Services

A mains water supply is connected to the land.

Basic Payment Scheme

The land is not registered under the Basic Payment Scheme.

Sporting, Mineral and Timber Rights

All sporting, mineral and timber rights are included in the sale as far as they are owned.

Restrictions, Easements, Wayleaves and Rights Of Way

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

There is a public footpath (I93) crossing the land.

Development Uplift Clause

A covenant will be incorporated within the contract and conveyance in the form of a Development Uplift Clause so that if in the event of planning permission being granted on any of the land or existing agricultural building for any use other than agriculture or equestrian then 50% of the uplift in value will be paid to the vendor or their successor(s) in title. This clause will expire after 25 years from the date of completion.

Local Authorities

Melton Borough Council Tel: 01664 502 502

Leicestershire County Council Tel: 0116 232 3232

Plans, Particulars and Schedule

These are believed to be correct but their accuracy is not guaranteed and any error or omission or mis-statement shall not annul the sale nor entitle any party to an action in law. The plan is for identification purposes only. Should there be any discrepancy between these sale particulars and the General and the Specific Conditions of Sale, the latter shall prevail. Areas used are from National Grid Numbers and are not guaranteed.

Viewing

On foot only at any reasonable time with a copy of these particulars.

Contacts

Graham Nichols BSc (Hons) AssocRICS MNAVA

Tel - 0116 233 6433

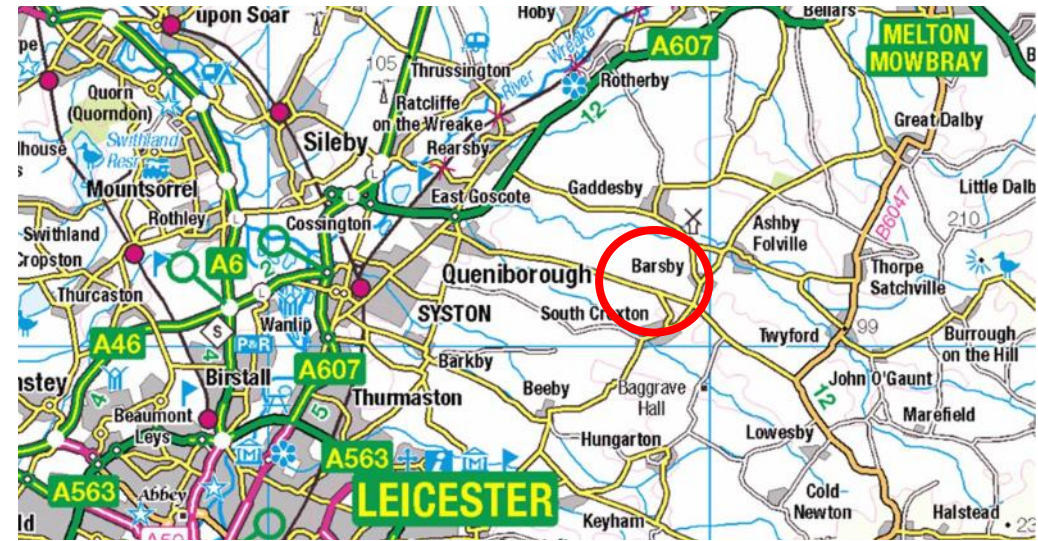
Email - graham@ealane.com

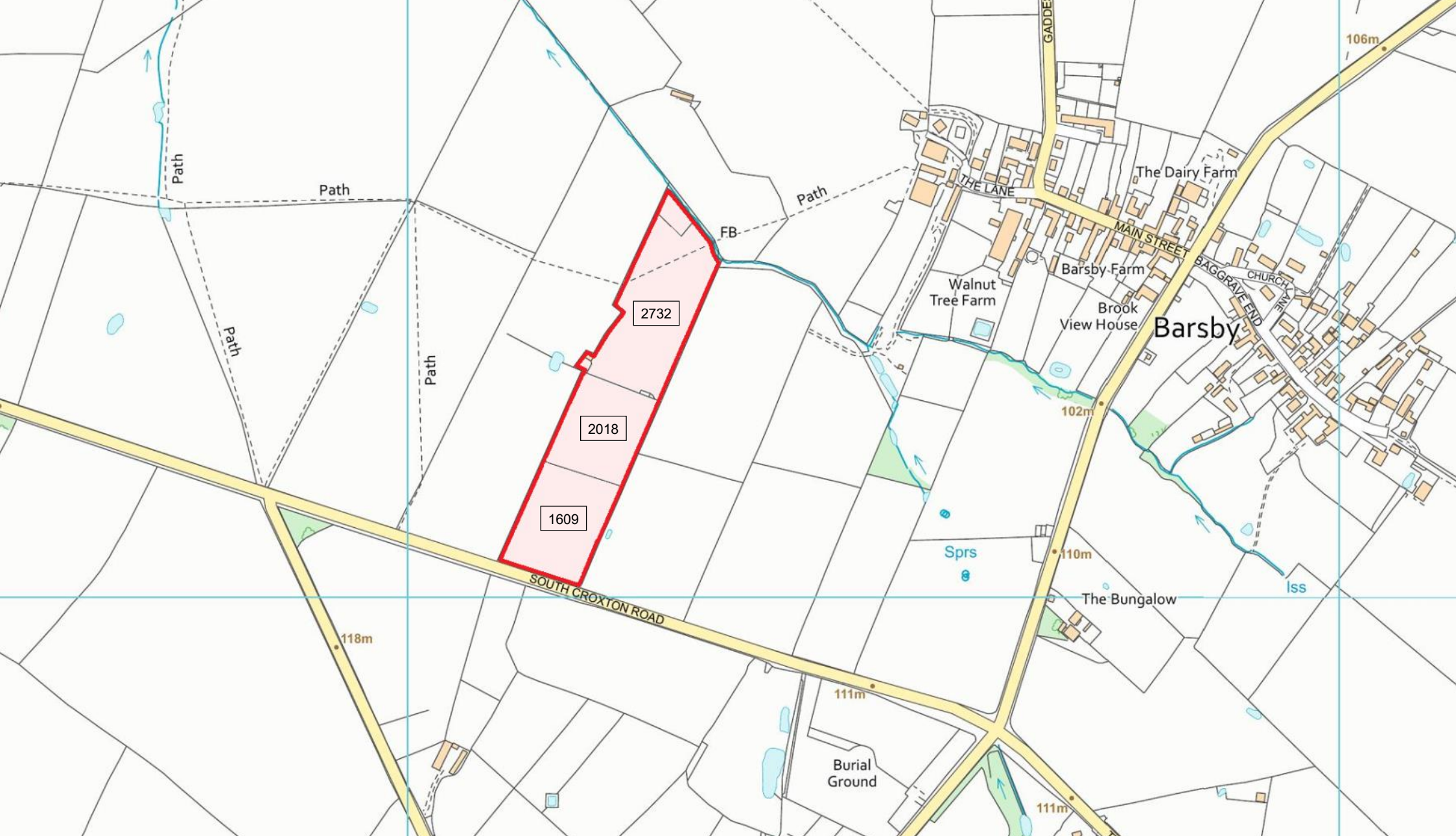
E A Lane & Sons Ltd

100 Regent Road

Leicester

LE1 7DG





E A Lane & Sons for themselves and the vendors of this property whose agents they are give notice that:-

1. Prospective purchasers should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of E A Lane & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser to confirm that these have been dealt with properly and that all information is correct.

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