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THE LAND IS OFFERED FOR SALE BY PRIVATE TREATY AS ONE LOT

77.27 acres or thereabouts of productive, grade three arable land in five parcels with roadside frontage.

Description

The land lies to the north side of the village of Thorpe Satchville. Five parcels of productive arable land along with a section of disused railway is offered for sale.

Field Number	Hectares
2236	4.20Ha
9209	6.03Ha
7496	0.72Ha (old railway)
6597	3.11Ha
5712	5.92Ha
3929	11.11Ha
	31.09Ha (76.82 acres approx)

Figures taken from the Rural Land Register

Cropping History

Year	Crop
2017	OSR
2016	Spring Barley
2015	Winter Wheat
2014	OSR

Holdover

Subject to the date of completion, the vendor may wish to retain a right of holdover to harvest the growing crop.

Tenure

The land is offered freehold and vacant possession will be given on legal completion.

Lotting

The land is offered for sale as a single lot.

Rights of Way

A single footpath crosses the boundary in between field number 9209 and 2236.

Access

The main access to the land is directly from Great Dalby Road into parcel number 2236.

Easements/Wayleaves

The land is sold subject to any existing wayleaves and easements.

Sporting & Mineral Rights

These rights are in hand and included in the sale, in so far as they are owned.

Basic Payment Scheme

The land is registered for the Basic Payment Scheme.

Entitlements

Entitlements will be included within the sale.

Cross Compliance

The purchaser(s) will take over the cross compliance obligations on completion and will indemnify the vendor for any non-compliance penalty or reduction that may occur after the completion date until 31st December 2017.

Services

No services are connected.

Covenants

None known.

Local Authority

Melton Borough Council Parkside, Station Approach, Burton Street, Melton Mowbray, LE13 1GH.

Vendors Solicitors

Mr Peter Staniforth St Mary's Chambers 9 Stannage Road Market Harborough LE16 7DS

Viewing

At any reasonable time with these particulars in hand.

Plan

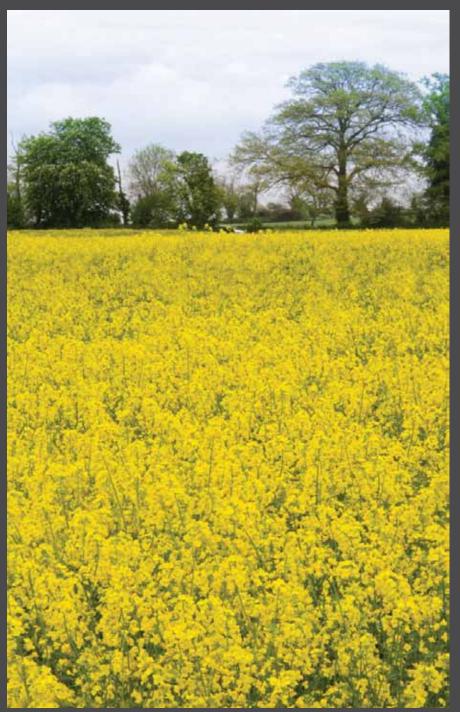
The plan is Crown Copyright and for identification purposes only.

VAT

The seller has not waived his exemption thus no VAT will be payable on the purchase price.

Guide price £650,000







LOCATION

The land lies approximately 0.3 miles to the north of the village of Thorpe Satchville along the B6047. It is located approximately 5 miles from the town of Melton Mowbray. Postcode LE14 2TB

Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

- 1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not
- 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/tenants are advised to obtain verification from their surveyor or solicitor.
- 3. All measurements mentioned within these particulars are approximate.
- 4. No person in the employment of Shouler & Son 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/lessors.

 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.

AGENT'S NOTE

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 or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.



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