Slyborough Hill

Long Clawson, LE14 4NR

92 acres of Traditional Pasture Land

'Clawson Hunting Country'

Guide Price
£725,000

THE LAND IS OFFERED FOR SALE BY PUBLIC AUCTION as One Lot

THURSDAY 20th JULY 2017 6.30pm
MELTON MOWBRAY MARKET
SCALFORD ROAD, MELTON MOWBRAY, LE13 1JY

Viewing is strictly by appointment with the sole agents.

Tel: 01664 560181
www.shoulers.co.uk

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

General Information

DESCRIPTION: The land lies to the south-west of Long Clawson village. This distinctive undulating landscape has been traditional pasture for many years.

The land has good road frontage to Broughton Lane, the layout of the fields is more particularly shown on the attached plan.

TENURE: The land is offered freehold and vacant possession will be given on legal completion, subject to the holdover provision.

LOTTING: The land is offered for sale as a single lot.

RIGHTS OF WAY: A public footpath crosses the land.

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 transferred to a successful purchaser.

VIEWING: At any reasonable time with these particulars in hand.

SOLICITORS: Mrs C Hull, Latham & Co, 19 High Street, Melton Mowbray, LE13 0TX
Tel: 01664 563012.

PLAN: The plan is Crown Copyright and for identification purposes only.

GUIDE PRICE: This is an indication of a seller's expectation at auction at the time of preparation of these particulars, and is given as a single figure or a range. This is not necessarily the amount that a property will sell for, and it may change prior to the auction.

RESERVE PRICE: The property is likely to be subject to an undisclosed reserve price below which the property cannot be sold at auction. The figure may be higher or lower than the guide price and will reflect the amount of interest in the property prior to auction.

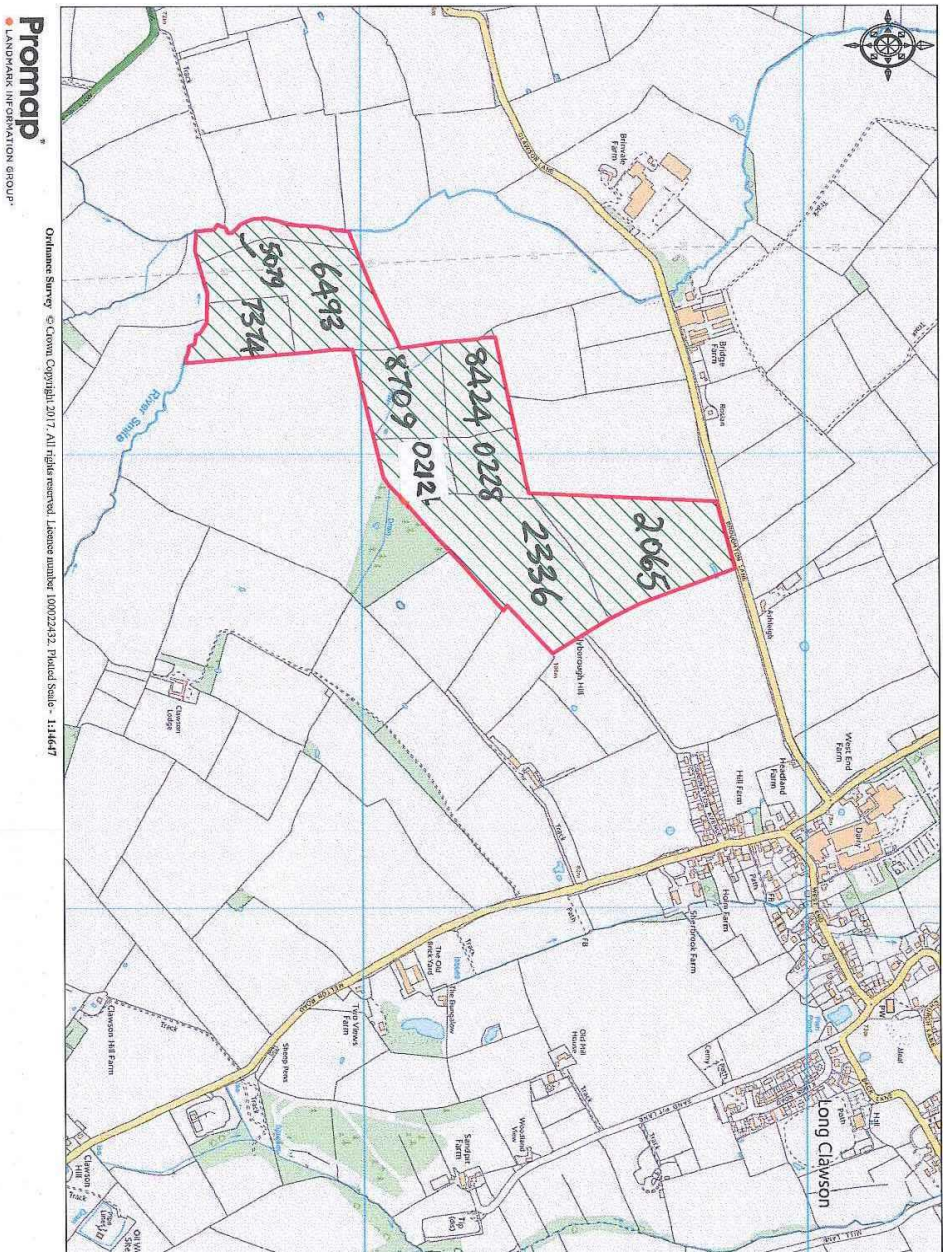
FIELD NUMBERS:

2065	18.51
2336	20.19
0228	4.88
0212	5.63
8424	7.05
8709	9.10
6493	16.58
7374	6.62
5079	4.29
	92.85 Acres

CONDITIONS OF AUCTION: The property will be sold subject to Special and General Conditions of Sale, which may be inspected (a) on the Auctioneers Website home page (www.shoulers.co.uk select Auction Legal documents) during the seven days before the day of sale and also (b) in the sale room at the time of sale. The buyer shall be deemed to have notice of such conditions and of all the terms thereof, whether he shall have inspected the Conditions or not.

Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
p.strawson@shoulers.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Advisor. References to the Tenure of the property are based on the information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.