



STATHERN

Tofts Hill, LE14 4HU

Pasture Land

7.82 acres or thereabouts

Guide Price

£50,000

FOR SALE BY PRIVATE TREATY

Tel: 01664 560181

www.shoulers.co.uk

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



General Information

LOCATION: The land is situated in a secluded valley to the south west of Stathern in Leicestershire, approximately 7½ miles north of Melton Mowbray, 8½ miles west of Grantham and 13 ½ miles east of Nottingham as shown edged red on the plan included with these particulars.

DESCRIPTION: That land consists of two interconnecting fields of pasture. A brook bisects the fields at the valley bottom. The land has most recently been used for the grazing of horses. A wooden shelter with corrugated roof has been erected for stabling on the field nearest Tofts Lane.

TENURE: Freehold with vacant possession on completion.

BOUNDARIES: Stock fencing along the south and east boundary. The western boundary is party hedged and party stock fenced. The northern boundary is party hedged and open to Tofts Lane. All boundaries will require attention before placing livestock on the land.

ACCESS: The land is accessed via a 7 rail metal gate directly off Tofts Lane (an unmetalled track). Tofts Lane leads to Tofts Hill in Stathern.

RIGHTS OF WAY: None known.

SERVICES: None known

EASEMENTS, COVENANTS & WAYLEAVES: The land is sold subject to any existing easements, covenants and wayleaves.

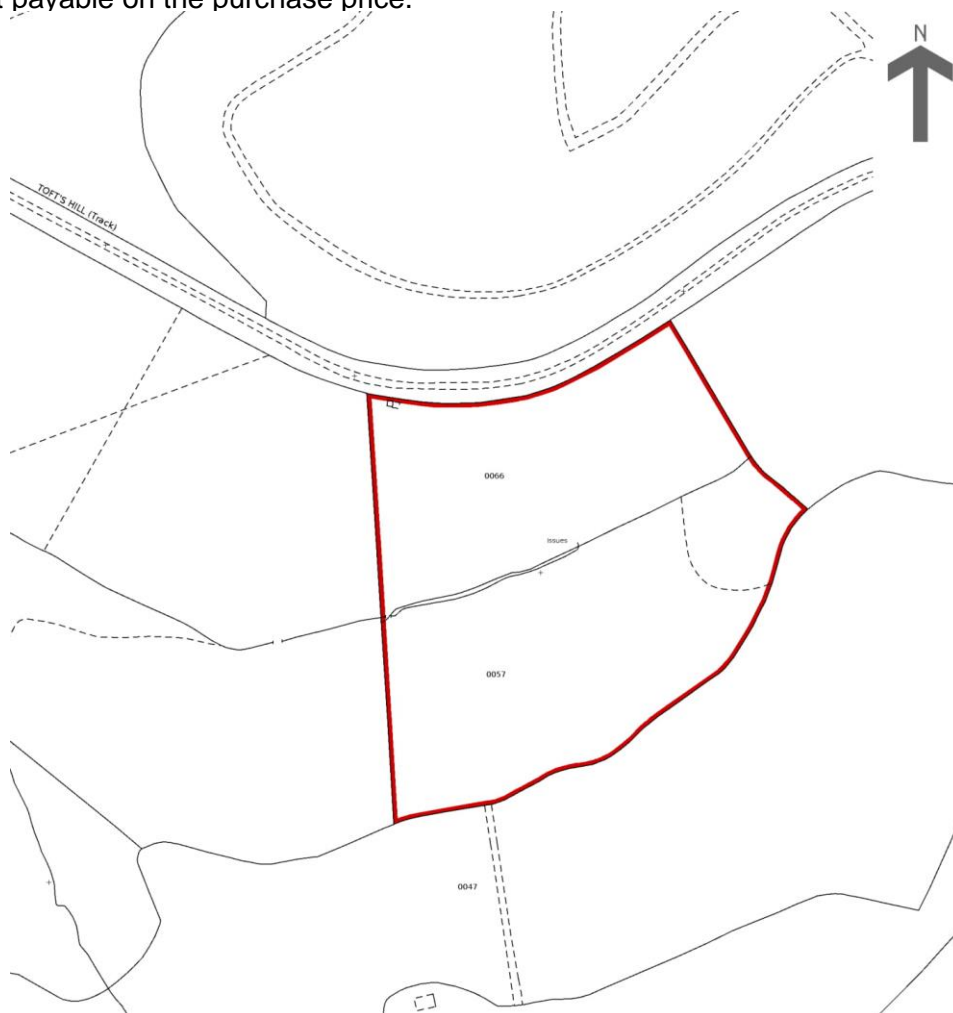
BASIC PAYMENT SCHEME: The land is not registered for the Basic Payment Scheme.

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

VENDOR'S SOLICITORS: Latham & Co, 15 High Street, Melton Mowbray, Leicestershire LE13 0TX

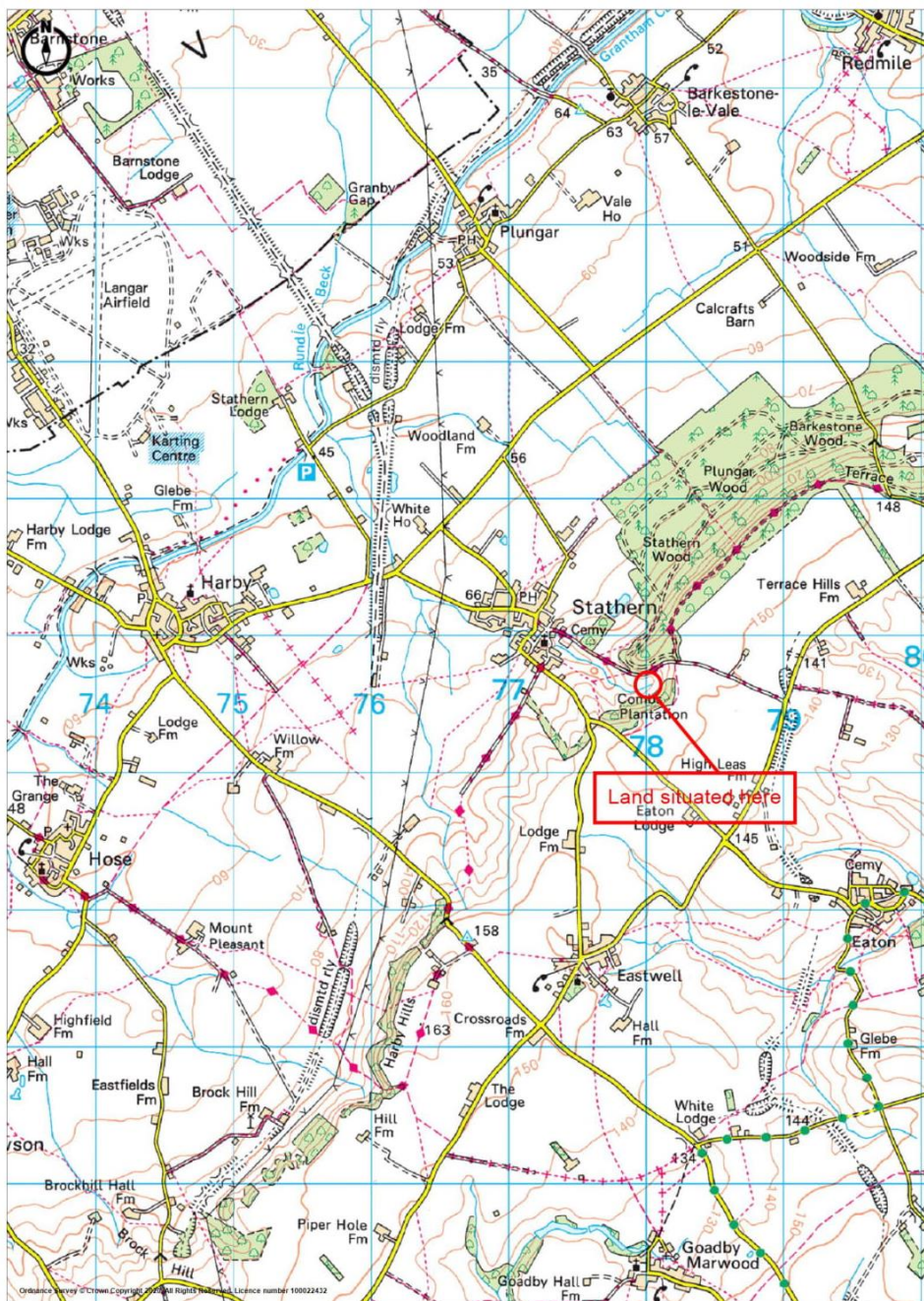
PLANS: The plans are Crown Copyright and for identification purposes only.

VAT: VAT is not payable on the purchase price.



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