



Hose, Melton Mowbray, LE14 4JR
4.27 Acres (1.73 Hectares)

Guide Price
£135,000

Equine Land with Stables & Tack Room

FOR SALE BY PRIVATE TREATY

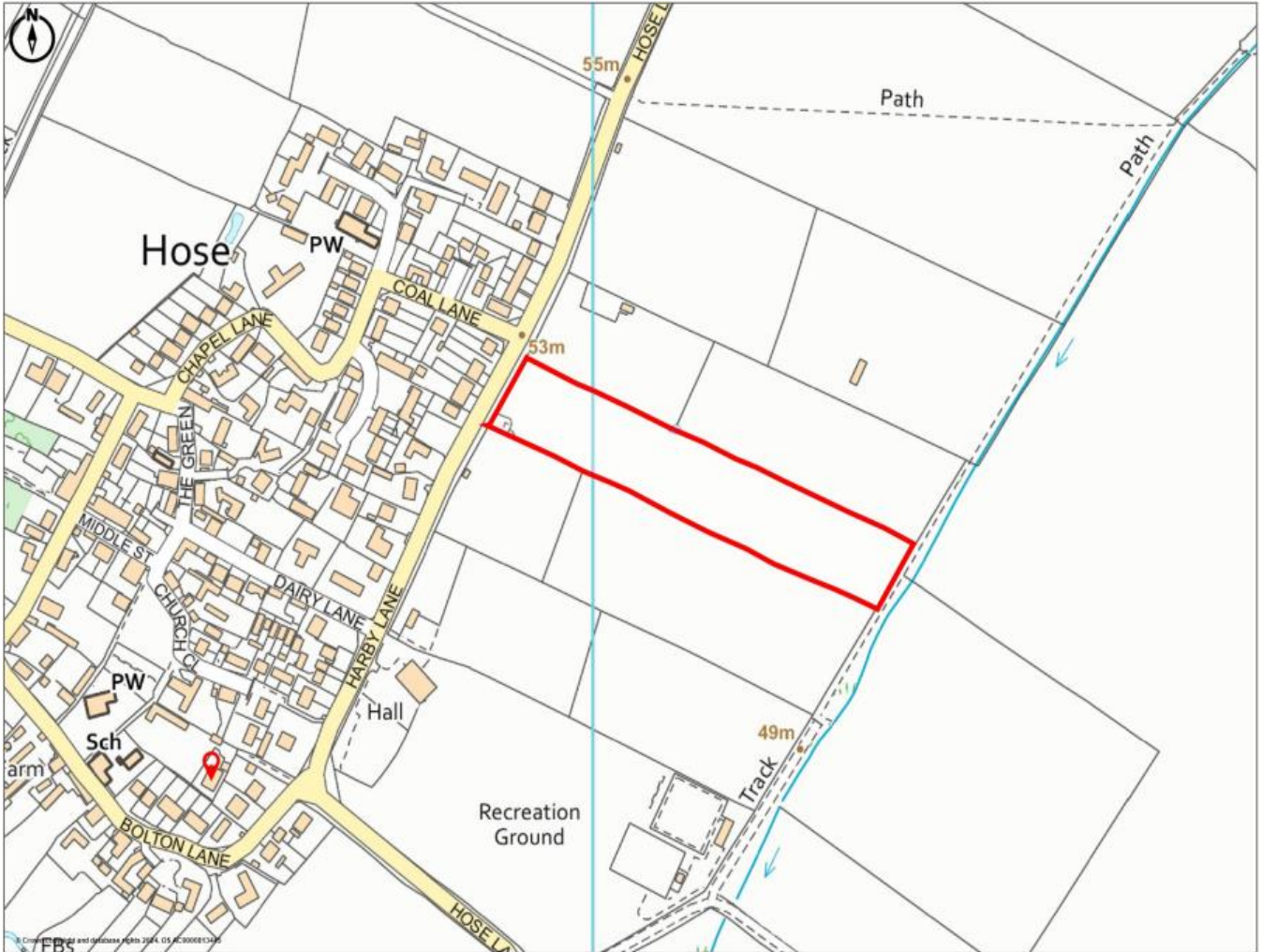
For more details please contact
Oli Arnold – 07706 312229
or visit www.shoulers.co.uk

**Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers



LOCATION:	<p>The land lies to the North-East side of the village of Hose, 8 miles North of Melton Mowbray.</p> <p>Postcode: <u>LE14 4JR</u></p> <p>What3Words <u>///Journey.Symphony.Wound</u></p>
DESCRIPTION:	<p>One parcel of grazing land totalling approximately 4.27 acres shown edged red including stables, tack room and storage area. The land has roadside access from Harby Lane and backs onto a bridle path.</p> <p>The land successfully obtained planning permission for change of use from Agriculture to Equestrian in November 2023.</p> <p>The entrance and stable area benefits from hardstanding ground and post and rail fencing.</p>
EQUINE PROVISIONS:	<p>30ft x 12ft Wooden stable with 2 bays, stable doors and attached tack room.</p> <p>24ft x 12ft Wooden stable with 2 bays and 7 bar gate.</p> <p>Aluminium storage shed approximately 12.5ft x 9ft.</p> <p>Semi-enclosed Wooden sleeper area for muck.</p>
TENURE:	<p>Freehold with vacant possession on completion.</p>
ACCESS:	<p>There is direct vehicular access from Harby Lane.</p>
PUBLIC RIGHTS OF WAY:	<p>There are no known rights of way over the land. A bridleway runs the other side of the eastern boundary.</p>
SERVICES:	<p>The land benefits from a mains water supply.</p> <p>Electricity is provided from solar panels on the stable roofs and has leisure battery provisions which provides lighting to both stable blocks.</p>
EASEMENTS & WAYLEAVES:	<p>The land is sold subject to any existing easements, covenants, and wayleaves.</p>
SPORTING, TIMBER & MINERAL RIGHTS:	<p>All sporting, mineral and timber rights are included in the freehold sale, in so far as they are owned.</p>
VIEWING:	<p>Strictly by confirmed appointment with the Vendors Agent, Shouler & Son of Melton Mowbray.</p>
PLANS:	<p>The plans are Crown Copyright and for identification purposes only.</p>
VAT:	<p>VAT is not payable on the purchase price.</p>
OVERAGE:	<p>The land currently has an overage covenant on it for any development (other than agricultural or equestrian buildings) and this will apply to any residential development or commercial development (more details available upon request).</p>

LOCATION PLAN



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LANDMARK INFORMATION Plotted Scale - 1:5000. Paper Size - A4



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