



Langham, RUTLAND

Ashwell Road

Pastureland & Building - about 8 Acres

Guide Price
£150,000

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 to the northeast of the village of Langham, on the Ashwell Road.

DESCRIPTION: Approximately 8 acres of pastureland plus building. Ideal for grazing horses and other livestock with potential for other uses with frontage to the Langham Brook.

TENURE: The land is sold subject to a grazing licence which will expire on the 31st October 2022.

ACCESS: Vehicular access is directly off the public highway.

RIGHTS OF WAY: None.

SERVICES: Mains (metered) supplied water trough.

EASEMENTS, COVENANTS & WAYLEAVES: We are not aware of any easements, covenants, or wayleaves, (other than overhead electricity cables on wooden poles) and the land is sold subject to any that may exist.

SPORTING, TIMBER & MINERAL RIGHTS: All mineral, timber and sporting rights are believed to belong and if so, are included in the sale.

BASIC PAYMENT SCHEME: The land is not registered on the Rural Land Register and no entitlements are available.

OVERAGE & COVENANTS: There are currently no known restrictive covenants over the land, and none are to be imposed by the vendors.

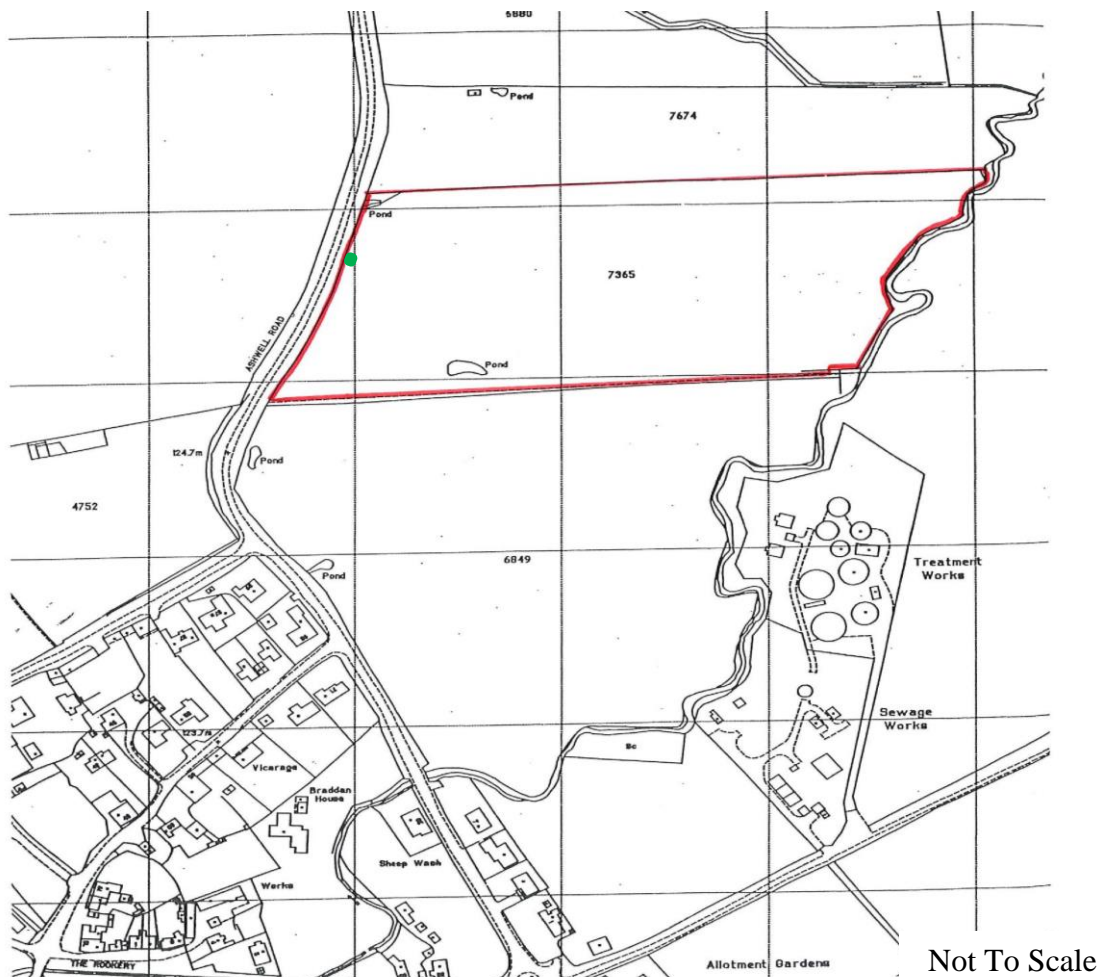
VIEWING: Strictly by prior appointment with the selling agents.

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

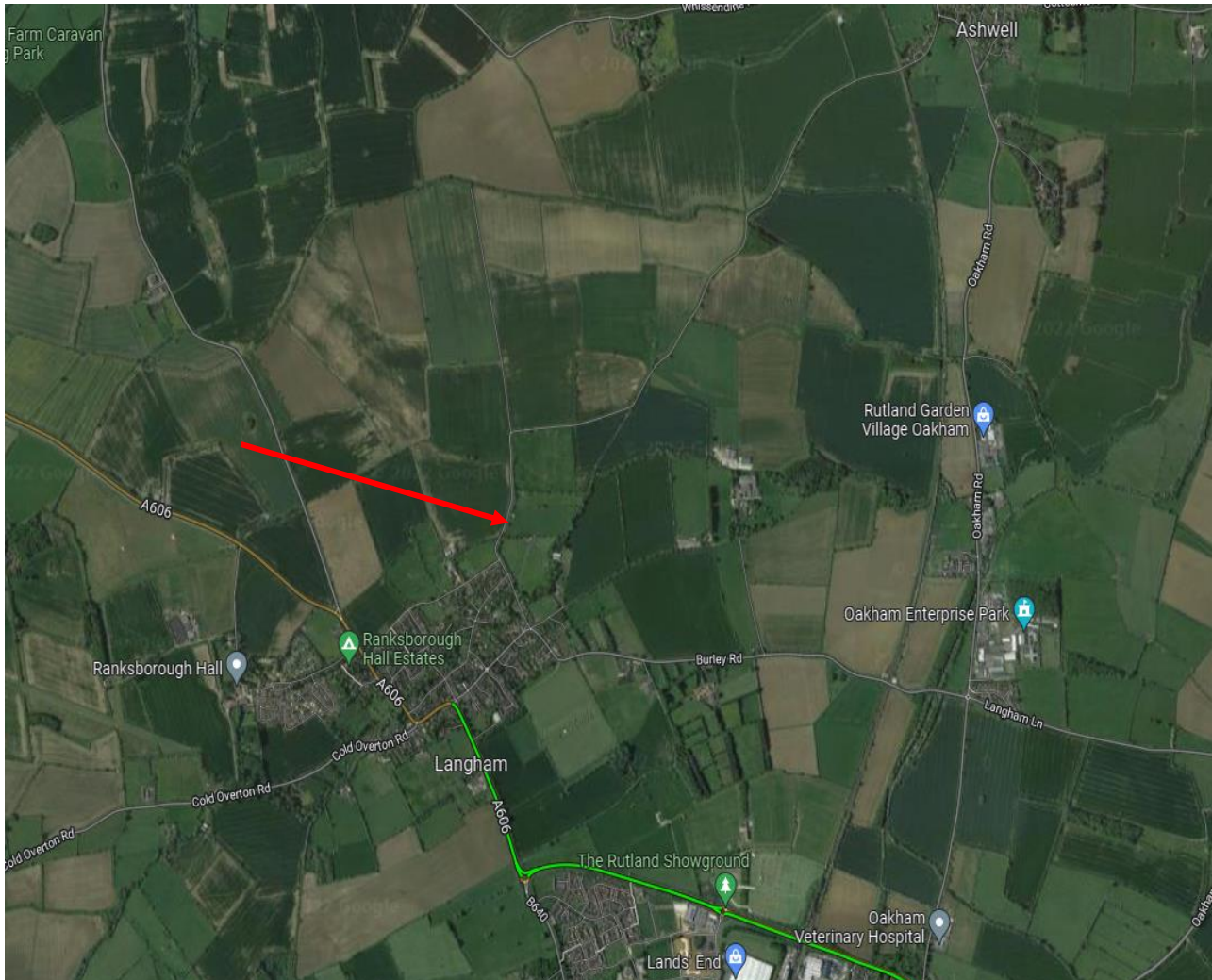
VAT: VAT is not payable on the purchase price.

TITLE NUMBER: LT198744.

SPECIAL CONDITION OF SALE: An area about of 4x6 metres shown coloured green will be permanently fenced off (ashes of the vendors relatives are scattered here) and the right to visit on foot via the existing access is reserved.



LOCATION PLAN



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Melton Mowbray, Leicestershire LE13 1QF

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