



STATHERN, LEICESTERSHIRE

Pasture Lane, LE14 4HQ

3 Fields of Grassland - 31.55 Acres

Guide Price
£270,000

**FOR SALE AS A WHOLE
BY PRIVATE TREATY**

Tel: 01664 560181

www.shoulers.co.uk

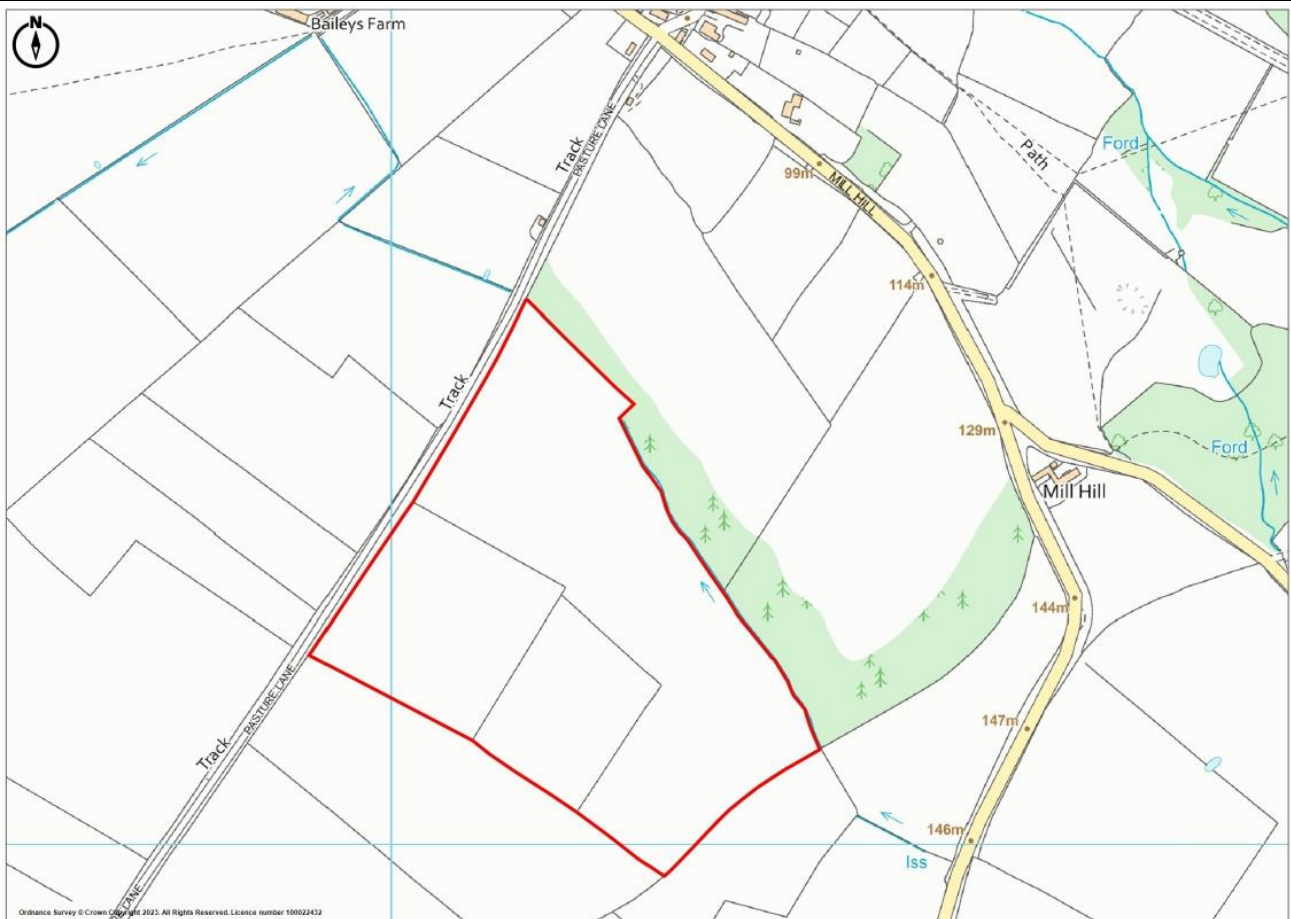
 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



GENERAL INFORMATION

LOCATION:	The land is situated along Pasture Lane (an unmetalled track) to the south of the village of Stathern in Leicestershire, approximately 7½ miles north of Melton Mowbray, 8½ miles west of Grantham and 13½ east of Nottingham as shown edged red on the plan included with these particulars.
DESCRIPTION:	The land is approximately 31.55 acres in total and consists of 3 fields of grassland (being 19.35 acres, 7.43 acres and 4.77 acres respectively). The two smaller fields interconnect with one another, with the 7.43 acre field having ridge and furrow topography. The land has a north-east aspect when viewed as a whole, sloping down and away at the sides from a high point on the south-west boundary.
TENURE:	Freehold with vacant possession on completion.
ACCESS:	The land benefits from two points of gated access directly off Pasture Lane (an unmetalled track). Pasture Lane leads to Mill Hill in Stathern.
PUBLIC RIGHTS OF WAY:	There are no known public rights of way over the land.
SERVICES:	There are no known services to the land.
EASEMENTS, COVENANTS & WAYLEAVES:	The land is sold subject to any existing easements, covenants and wayleaves.
SPORTING, TIMBER & MINERAL RIGHTS:	All sporting, mineral and timber rights are included in the freehold sale, in so far as they are owned.
BASIC PAYMENT SCHEME:	The land is registered for the Basic Payment Scheme. The entitlements to the Basic Payment are included in the sale and the vendor will use reasonable endeavours to transfer the entitlements to the purchaser as soon after completion as the transfer rules allow.
VIEWING:	At any reasonable time with these particulars in hand.
PLANS:	The plans are Crown Copyright and for identification purposes only.
VAT:	VAT is not payable on the purchase price.



LOCATION PLAN



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