



## **HALLATON, LEICESTERSHIRE**

Medbourne Road, LE16

Grassland – Approximately 1.47 Acres

Guide Price  
**£50,000**

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

Tel: 01664 560181

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Land & Estate Agents, Valuers & Auctioneers







# GENERAL INFORMATION

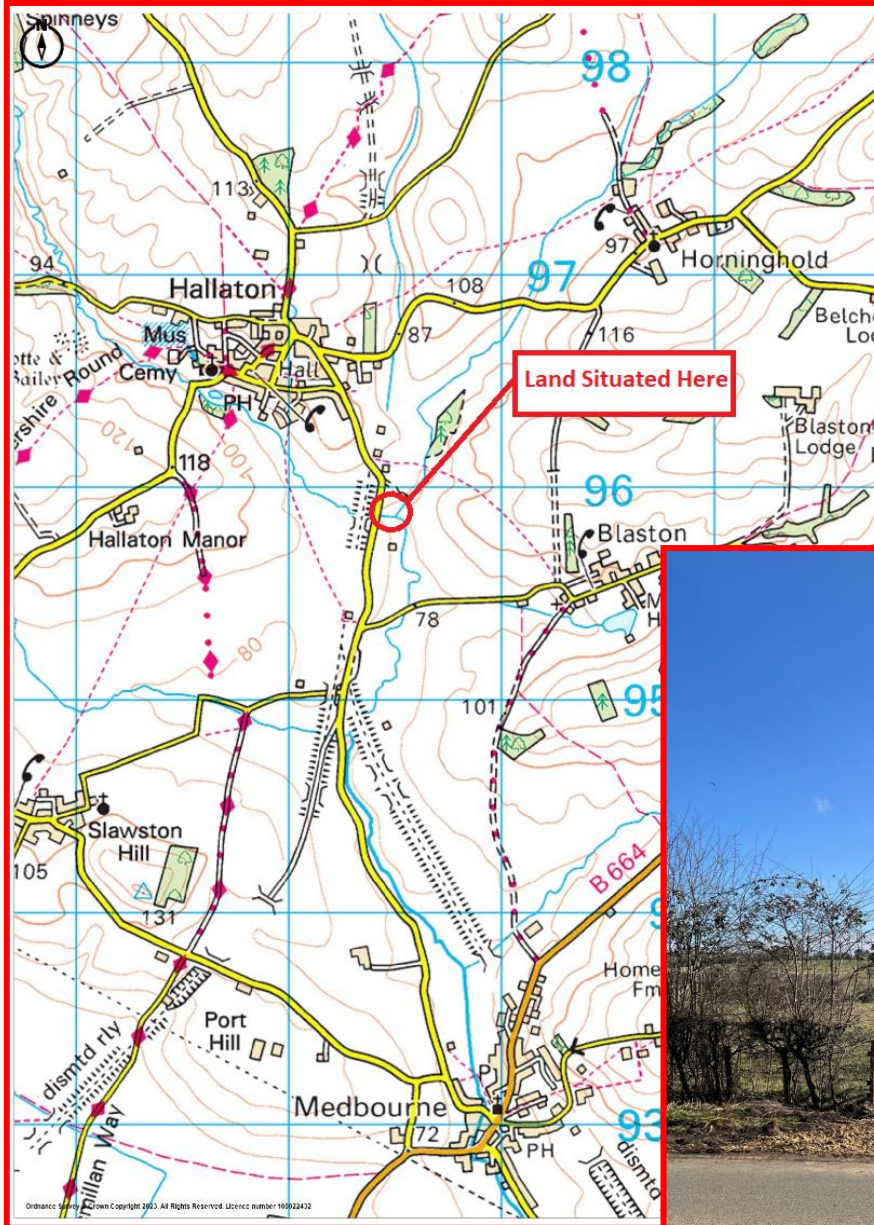
<b>LOCATION:</b>	A picturesque grassland field situated along Medbourne Road to the south of the village of Hallaton, in the Harborough district of Leicestershire. Approximately 5 miles south west of Uppingham, 6½ miles north east of Market Harborough and 7½ miles north west of Corby.
<b>DESCRIPTION &amp; BOUNDARIES:</b>	The land is shown edged red on the plan below and is currently part of a larger parcel. The land is bordered by the Hallaton Brook to the south and the Medbourne Brook to the east, with stock proof fencing to the northern and western boundaries.  The vendor intends to erect a post and wire stock fence along the southern and eastern boundary, which could accommodate the natural water source if required. The transfer to the purchaser(s) will contain an obligation requiring them to keep that boundary fence in good repair at their own expense.
<b>TENURE:</b>	Freehold with vacant possession on completion.
<b>ACCESS:</b>	The land is accessed via a 6 rail metal gate, which provides vehicular access directly off Medbourne Road.
<b>PUBLIC RIGHTS OF WAY:</b>	There are no known public rights of way over the land.
<b>SERVICES:</b>	There are no known services to the land.
<b>EASEMENTS, COVENANTS &amp; WAYLEAVES:</b>	There are no known easements, covenants and wayleaves over the land.
<b>SPORTING, TIMBER &amp; MINERAL RIGHTS:</b>	All sporting, mineral and timber rights are included in the freehold sale, in so far as they are owned.
<b>VIEWING:</b>	At any reasonable time with these particulars in hand.
<b>PLANS:</b>	The plans are Crown Copyright and for identification purposes only.
<b>VAT:</b>	VAT is not payable on the purchase price.



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## LOCATION PLAN



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