



EATON, LEICESTERSHIRE

Waltham Lane, NG32 1SH

Grassland – 16.55 Acres

Guide Price
£125,000

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

Tel: 01664 560181

www.shoulers.co.uk

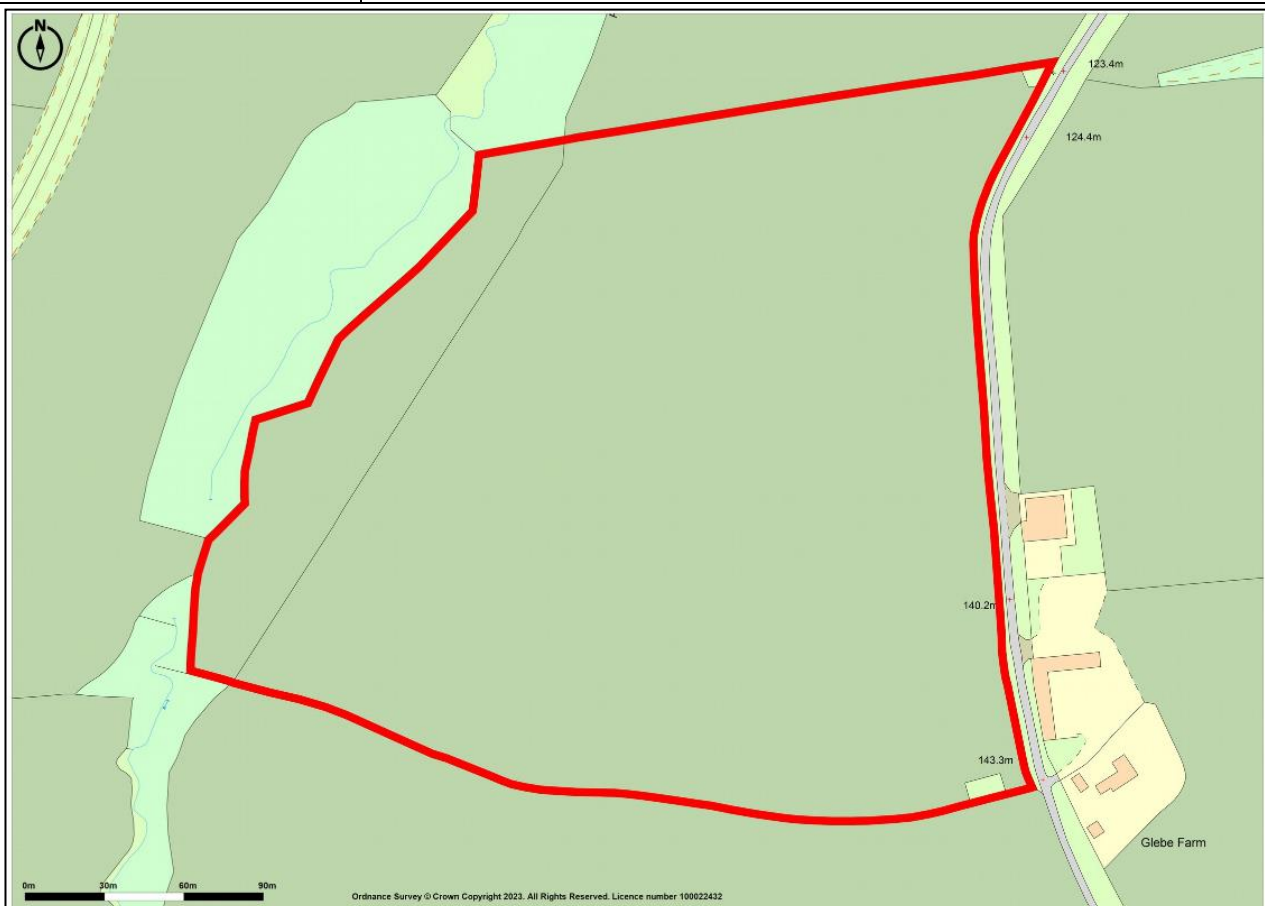
 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

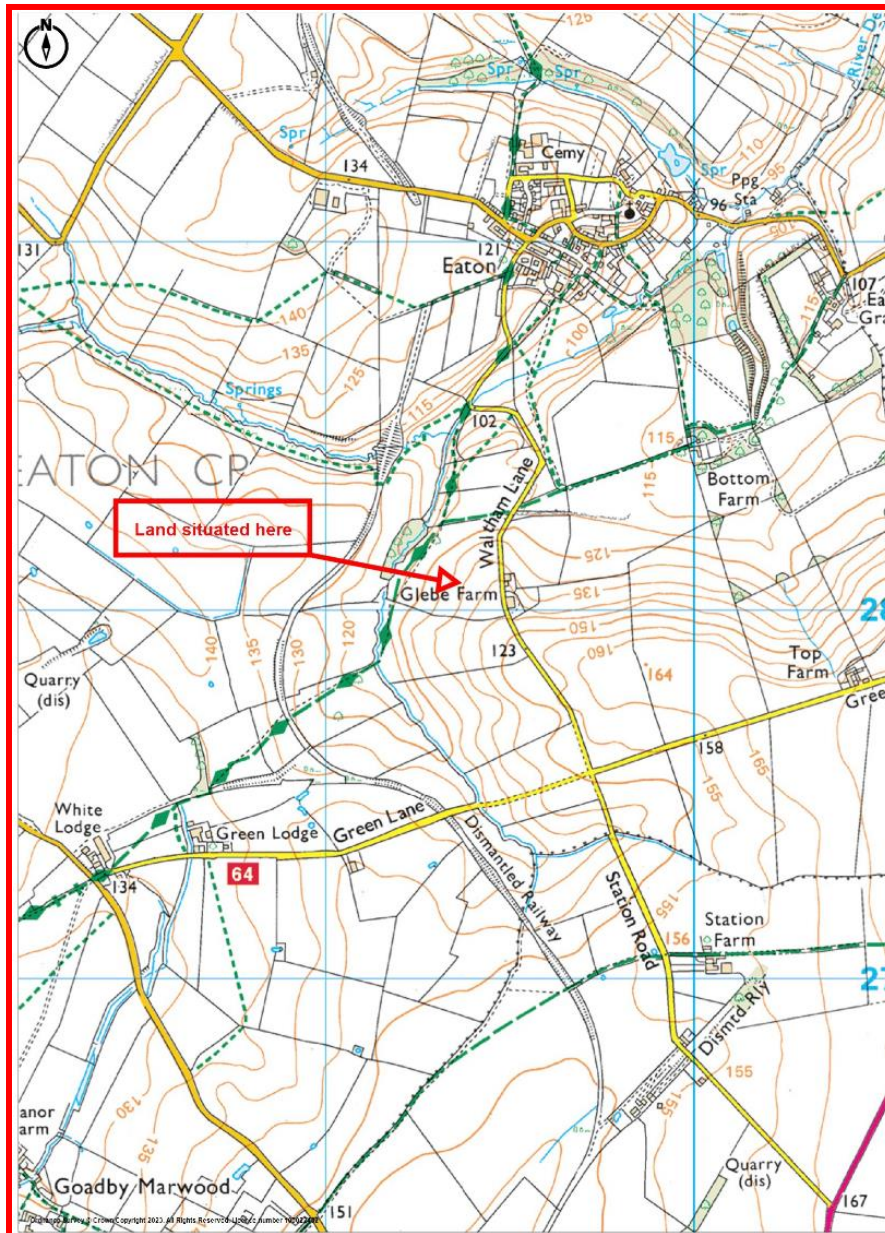


GENERAL INFORMATION

LOCATION:	The land is situated along Waltham Lane to the south of the village of Eaton in Leicestershire, approximately 6 miles north east of Melton Mowbray, 9 miles south west of Grantham and 15½ miles south east of Nottingham.
DESCRIPTION:	The land is shown edged red on the plan below and consists of approximately 16.55 acres of grassland. The land has a north-west aspect when viewed as a whole and slopes away from a high point toward the south-east boundary. The land has one water trough and has most recently been used for the grazing of livestock. All boundaries have good stock fencing.
ADDITIONAL FEATURES:	There are four telegraph poles situated within the land, with their overhead lines running from north to south.
TENURE:	Freehold with vacant possession on completion.
ACCESS:	The land is accessed via a 7 rail metal gate, which provides vehicular access directly off Waltham Lane.
PUBLIC RIGHTS OF WAY:	A public bridleway runs through the land from north to south near the western boundary, as shown by the dashed green line on the location plan included with these particulars.
SERVICES:	Mains water is connected.
EASEMENTS, COVENANTS & WAYLEAVES:	The land is sold subject to any existing easements, covenants and wayleaves.
SPORTING, TIMBER & MINERAL RIGHTS:	All sporting and timber rights are included in the freehold sale, in so far as they are owned. The mines and minerals together with ancillary powers of working are excepted.
BASIC PAYMENT:	The land is registered with the Rural Payments Agency for the Basic Payment Scheme. Entitlements to the Basic Payment will end after the 2023 scheme year and are not included in the sale. A claim for the current scheme has been submitted and the seller shall retain the 2023 Basic Payment and any delinked payments in their entirety.
VIEWING:	At any reasonable time with these particulars in hand. Viewing is at your own risk and neither Shouler & Son nor the seller take any responsibility for any losses or damages incurred during inspection.
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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