



## **Great Dalby, Leicestershire**

Top End, LE14 2HA

Land known as “The Little Dales” - about  
Half an Acre

Guide Price  
**£110,000**

# **FOR SALE BY PRIVATE TREATY**

Tel: 01664 560181  
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**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers





# GENERAL INFORMATION

**LOCATION:** The land is situated on the northwest edge of the village of Great Dalby, on the junction of Top End and Station road.

**DESCRIPTION:** Approximately half an acre of land, formerly garden/paddock.

**TENURE:** Freehold with vacant possession on completion.

**ACCESS:** Vehicular access is directly off the public highway.

**RIGHTS OF WAY:** None.

**SERVICES:** None.

**EASEMENTS, COVENANTS & WAYLEAVES:** We are not aware of any easements, covenants, or wayleaves. 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.

**OVERAGE & COVENANTS:** The vendors will require an overage payment of 30% of the uplift in value triggered by any planning consent for a period of 40 years from the date of completion of the sale.

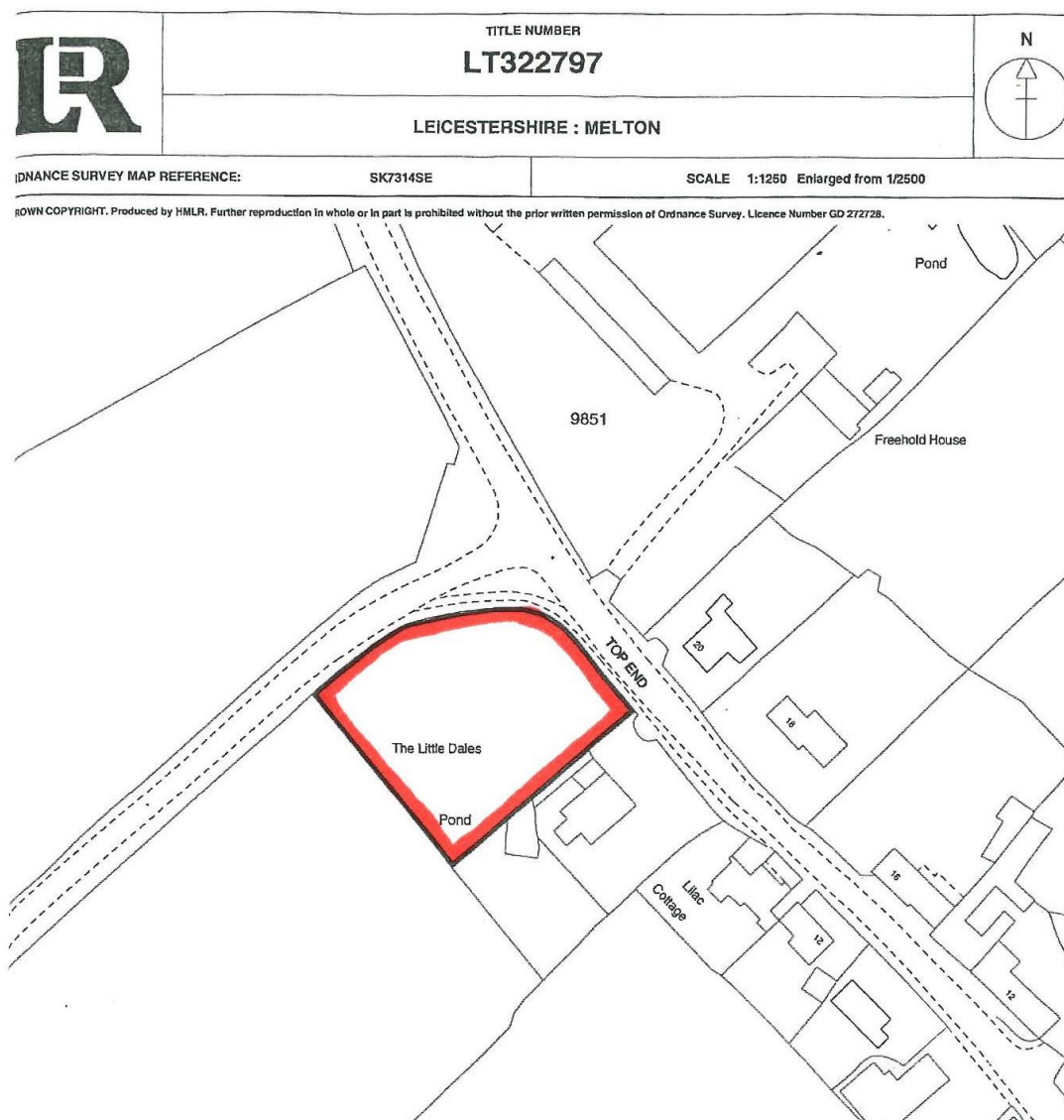
**VIEWING:** Strictly by prior appointment with the selling agents.

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

**VAT:** VAT is not payable on the purchase price.

**TITLE NUMBER:**

**SPECIAL CONDITION OF SALE:** None.



Not To Scale



## LOCATION PLAN



County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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