



## **Thorpe Satchville, LEICESTERSHIRE**

**4 Fields of Grassland – 27.35 Acres**

Guide Price  
**£240,000**

**FOR SALE AS A WHOLE**

For more details please contact  
Oli Arnold – 07706 312229  
or visit [www.shoulers.co.uk](http://www.shoulers.co.uk)

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



*(View from Field SK7313 3612)*



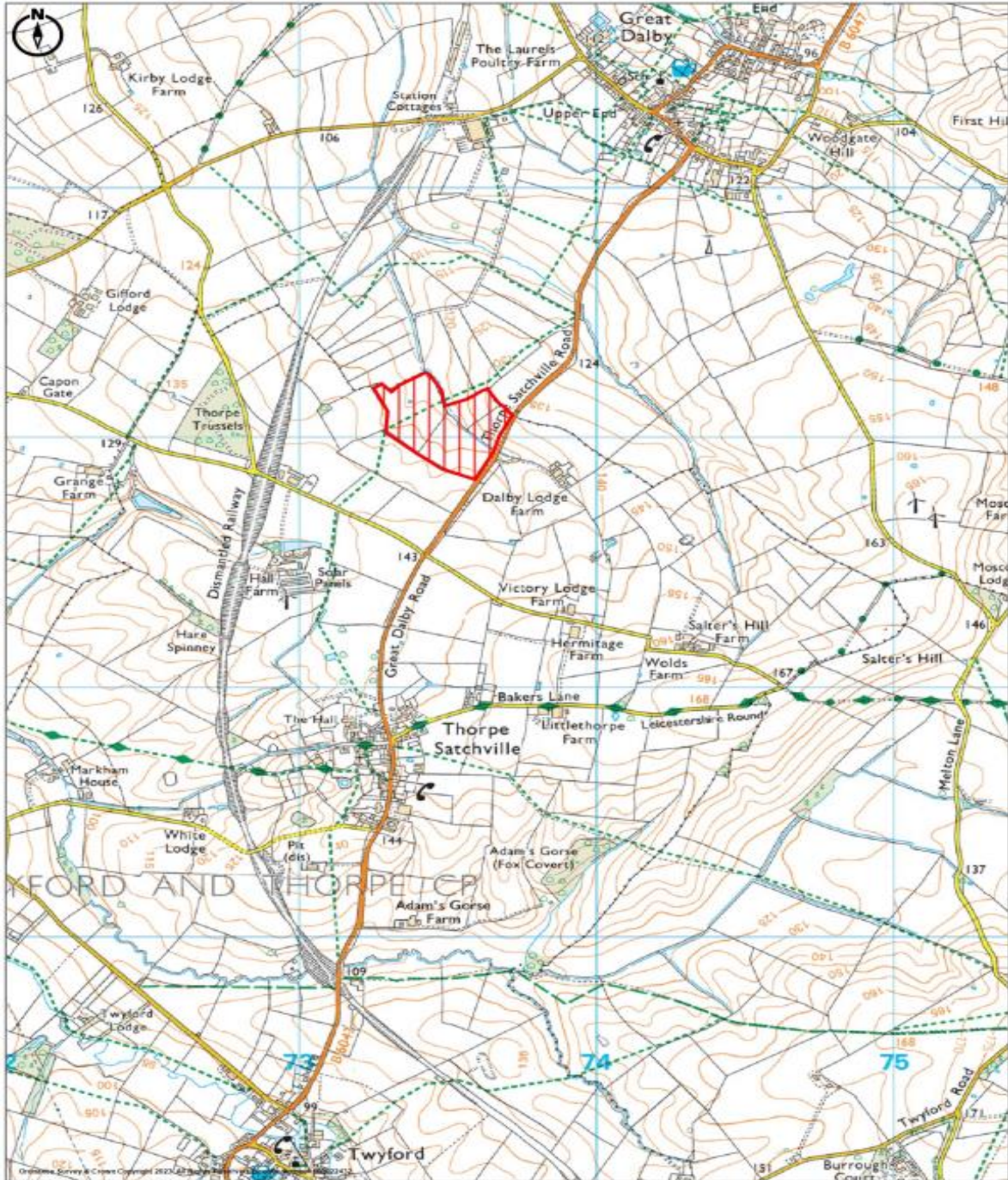
*(Gated entrance from field SK7312 4997)*

<b>LOCATION:</b>	The land is situated along Thorpe Satchville Road & B6047 to the North of Thorpe Satchville village. Approximately 6 miles South of Melton Mowbray, 10 miles West of Oakham and 16 miles East of Loughborough as shown edged red on the plan included with these particulars.
<b>DESCRIPTION:</b>	The land is approximately 27.35 acres in total and consists of 4 fields of grassland (details in the schedule below). All 4 fields are connected. The land has a north aspect when viewed as a whole, with a sloping aspect toward where the 2 smaller fields connect
<b>TENURE:</b>	Freehold with vacant possession on completion.
<b>ACCESS:</b>	The land benefits from two points of gated access directly off the B6047, Thorpe Satchville Road.
<b>PUBLIC RIGHTS OF WAY:</b>	A footpath runs across the centre of field 3612
<b>SERVICES:</b>	There are no known services on this land.
<b>EASEMENTS, COVENANTS &amp; WAYLEAVES:</b>	The land is sold subject to any existing easements, covenants, and wayleaves.
<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.
<b>ENTITLEMENTS:</b>	The land is registered for basic farm purposes, the entitlements are not owned by the vendor and no historical payments will be made available to the successful purchaser.
<b>TENURE:</b>	The land is subject to an annual farm business tenancy and an agreement has been made whereby the land will be vacant on, or prior to completion.

## Schedule

Sheet ID	Parcel ID	Total Area (acres)
SK7312	4997	8.70
SK7313	5911	3.73
SK7313	6103	3.21
SK7313	3612	11.71

# LOCATION PLAN



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Melton Mowbray, Leicestershire LE13 1QF

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