



Redmile, Leicestershire
Barkestone Lane, NG13 0GR
Farmland - about 30 Acres

Guide Price
£300,000

FOR SALE BY PRIVATE TREATY

Tel: 01664 560181
www.shoulers.co.uk

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

GENERAL INFORMATION

LOCATION: The land is situated between the villages of Barkestone and Redmile in the Vale of Belvoir.

DESCRIPTION: Approximately 30 acres of pastureland. Ideal for grazing horses and other livestock with potential for other uses subject to any necessary consents required. Consent for camping and a (five) touring caravan site was granted.

TENURE: The land will be sold with vacant possession.

ACCESS: Vehicular access is directly off the public highway - note special condition of sale.

RIGHTS OF WAY: None.

SERVICES: Mains water.

EASEMENTS, COVENANTS & WAYLEAVES: We are not aware of any easements, covenants, or wayleaves, (other than overhead electricity cables on wooden poles) and 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.

DEFRA SCHEMES: The land is registered on the Rural Land Register. No historic entitlement payments are available. The land is not in any other schemes.

OVERAGE & COVENANTS: There are currently no known restrictive covenants over the land, and none are to be imposed by the vendors.

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: Part of LT281110

SPECIAL CONDITION OF SALE: The vendor will create a new access directly off the public highway.

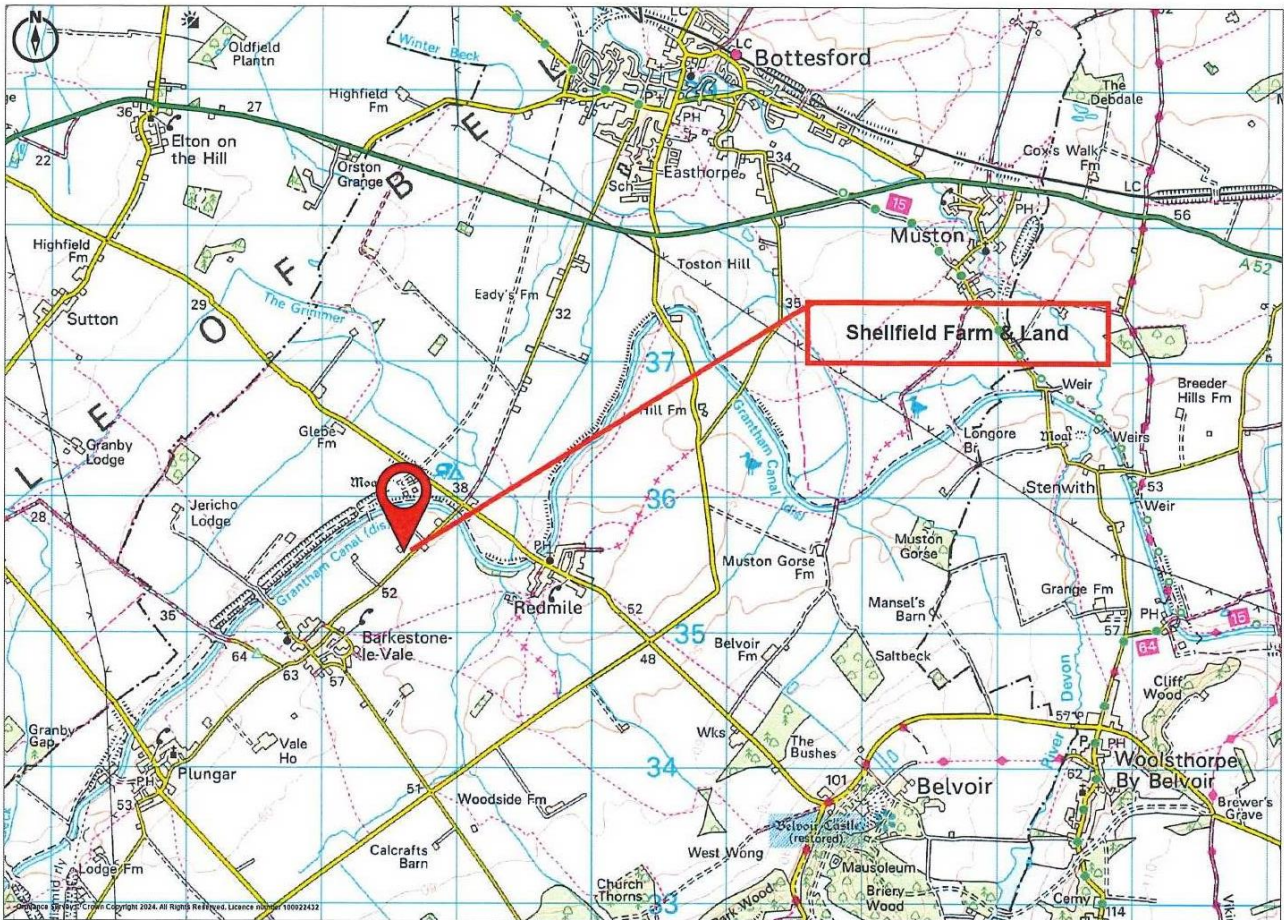
ADJOINING FARMSTEAD AVAILABLE / POTENTIAL LOTTING - Potential buyers should be aware that Shellfield Farm which immediately adjoins this land is being marketed at the same time by Shouler & Son. A buyer of Shellfield Farm will be given priority on all or part of the land over a buyer of this land only. The availability of both at the same time gives a rare opportunity to buy a small residential farm in the Vale of Belvoir with diversification potential. A sale in Lots may be considered.

GENERAL INFORMATION

Site Plan



LOCATION PLAN



Promap

LANDMARK INFORMATION

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Plotted Scale - 1:50000. Paper Size - A4

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