



LAND FOR SALE 2.18 ACRES – PASTURE (AMENITY LAND)

STANTON ROAD | SAPCOTE | LEICESTERSHIRE | LE9 4FQ



The sale offers a fantastic opportunity to acquire an area of countryside located between the Leicestershire villages of Sapcote and Stoney Stanton.

At present, the land is down to pasture and is partially bordered by mature hedges.

Location:

The property is located between the thriving villages of Sapcote and Stoney Stanton, with frontage onto the Stanton Road.

What3words location: blesses.observe.devoured

Opportunities:

The 2.18 acres of land presents various possibilities for potential buyers which could include:

- Equestrian Pursuits. The land offers the potential for equestrian grazing and is easily accessible from both nearby villages.
- Recreational Activities – the land lends itself to various recreational activities and nature uses. All alternative uses and developments are subject to the appropriate consents from the local planning authority.

Remarks and Stipulations

Method of sale:

By Private Treaty

Tenure and possession:

The property will be sold freehold and with vacant possession being given upon completion.

Services:

It is understood that no mains services are connected to the subject property. Any potential purchaser must satisfy themselves as to the location and adequacy of any services that may be required.

Authorities:

Local authority - Blaby District Council: Tel: **01162 750555**

County - Leicestershire County Council: Tel: **01162 323232**

Easement, Wayleaves and Rights of Way:

The property is sold subject to and with the benefit of any wayleaves, easements or rights of way whether mentioned or not.

Development, Uplift Clause and Restrictive Covenants:

The property is sold subject to a development clause which will reserve 30% of any increase in value due to any non-agricultural or equestrian development that takes place within 30 years of the completion of purchase.

This clause would be triggered if the land is included as the Biodiversity Net Gain element of any other associated planning consents.

These clauses will be triggered either upon the implementation of a planning consent or the sale of the property to a third party, subject to any consents.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed and no claim can be admitted for any errors and discrepancies.

Arbitration:

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Restrictive Covenant:

A restrictive covenant will be imposed on preventing the siting of any mobile home, or temporary dwelling without the written consent of the Vendor.

Money Laundering Regulations:

Prior to a sale being finalised, prospective purchasers will be required to produce identification documents. Your co-operation with this will be appreciated, as this is in order to comply with Money Laundering Regulations and will assist with the smooth progression of the sale.

Viewing:

At any reasonable time of the day during the hours of daylight with a set of the sale particulars.

Anyone viewing the property do so at their own risk and must take the appropriate health and safety measures and advice before viewing.

Enquiries:

Please contact Richard Newey **01162 894719**

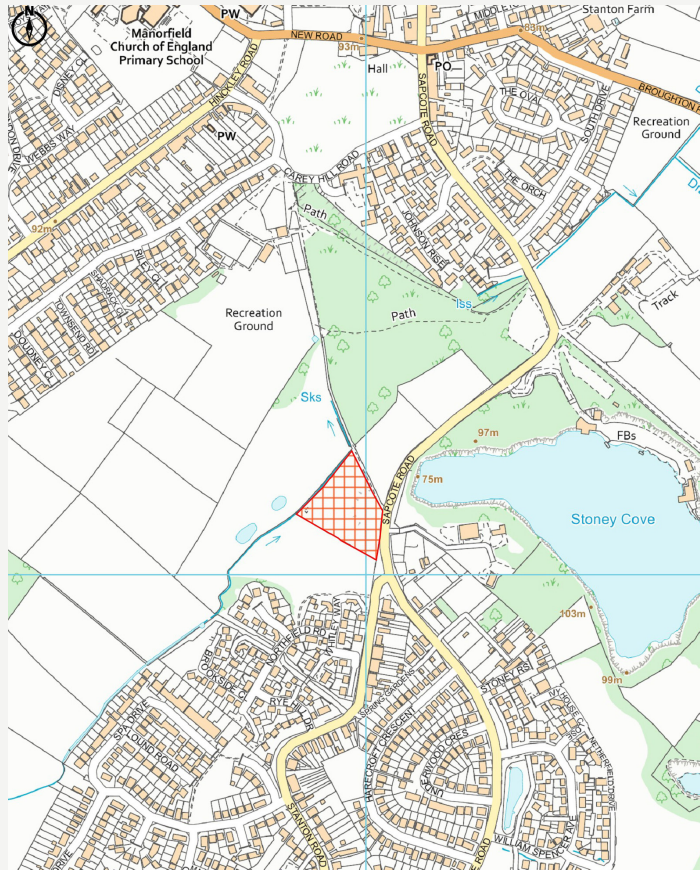
Price Guide:

£50,000 + VAT

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT NOTICES: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Brown & Co in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Brown & Co nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.