



LAND FOR SALE 6.68 ACRES (2.70 HECTARES) – PASTURE/AMENITY LAND

MAIN ROAD | SHEEPY MAGNA | ATHERSTONE | LEICESTERSHIRE | CV9 3QR



Description:

This sale offers an opportunity to purchase a single enclosure of approximately 6.68 acres (2.70 hectares) of pasture land in the centre of the village of Sheepy Magna. The land comprises permanent pasture land which benefits from frontage onto the River Sence which runs both through and adjacent to the property. The opportunity of livestock grazing, or equestrian pursuits offers itself with the property due to its size and location.

Location:

The property can be accessed directly off Main Road, Sheepy Magna. Sheepy Magna is located approximately 2 miles North of the market town of Atherstone and the A5 highway.

What3Words:

rotations.free.zinc

Remarks and Stipulations:**Method of sale:**

The property is offered for sale by Private Treaty.

Tenure and Possession:

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

Land Registry Title:

The property is registered with the Land Registry and forms part of the Registered Title of LT509965.

Tree Preservation Order:

We are aware of a Tree Preservation Order which is relevant to the property.

Potential Purchasers are advised to undertake their own research into the Tree Preservation Order and satisfy themselves on whether the respective trees are situated on the property or not.

Fishing Rights:

We are not aware of there being fishing rights on the land.

Sporting, Timber & Rights:

The sporting rights, mineral rights and timber rights will be included within the freehold so far as they are owned by the Vendors.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the help and benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves referred to or not in these particulars.

Services:

It is understood that no mains services are connected to the property. Potential Purchasers must satisfy themselves on the exact location and adequacy of the services that they may need and require.

Local Authority:**Hinckley & Bosworth Borough Council**

Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR

Tel: **01455 238141**

Plans and Particulars:

The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Disputes:

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or Interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendor's Agent.

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining boundaries or the ownership thereof.

Value Added Tax:

Should any sale of the property as a whole or in lots or any right attached become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

Anti-Money Laundering Regulations:

In accordance with the most recent Anti Money Laundering Legislation, the Purchasers will be required to provide proof of identity and address to the Vendor's Agent once an offer has been submitted and accepted (subject to contract) prior to the solicitors being instructed.

Viewings:

On site viewings are to be undertaken strictly by appointment with the Selling Agent.

There is a river running both through and adjacent to the property and therefore we advise people are cautious when viewing the property. Neither the Vendor nor the Vendor's Agent will be responsible if any accidents were to occur on the property at the time of viewing.

Contact:

Brown & Co – Leicester Office

Tel: **0116 289 4719**

Email: leicester.landagency@brown-co.com

Guide Price:

Offers are anticipated in excess of

£150,000

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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 lessor(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.



Brown & Co – Leicester Office

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