



WYMESWOLD, LEICESTERSHIRE
Single Field of Grassland – 14.50 Acres
or thereabouts

Guide Price
£200,000

**FOR SALE AS A WHOLE
BY PRIVATE TREATY**

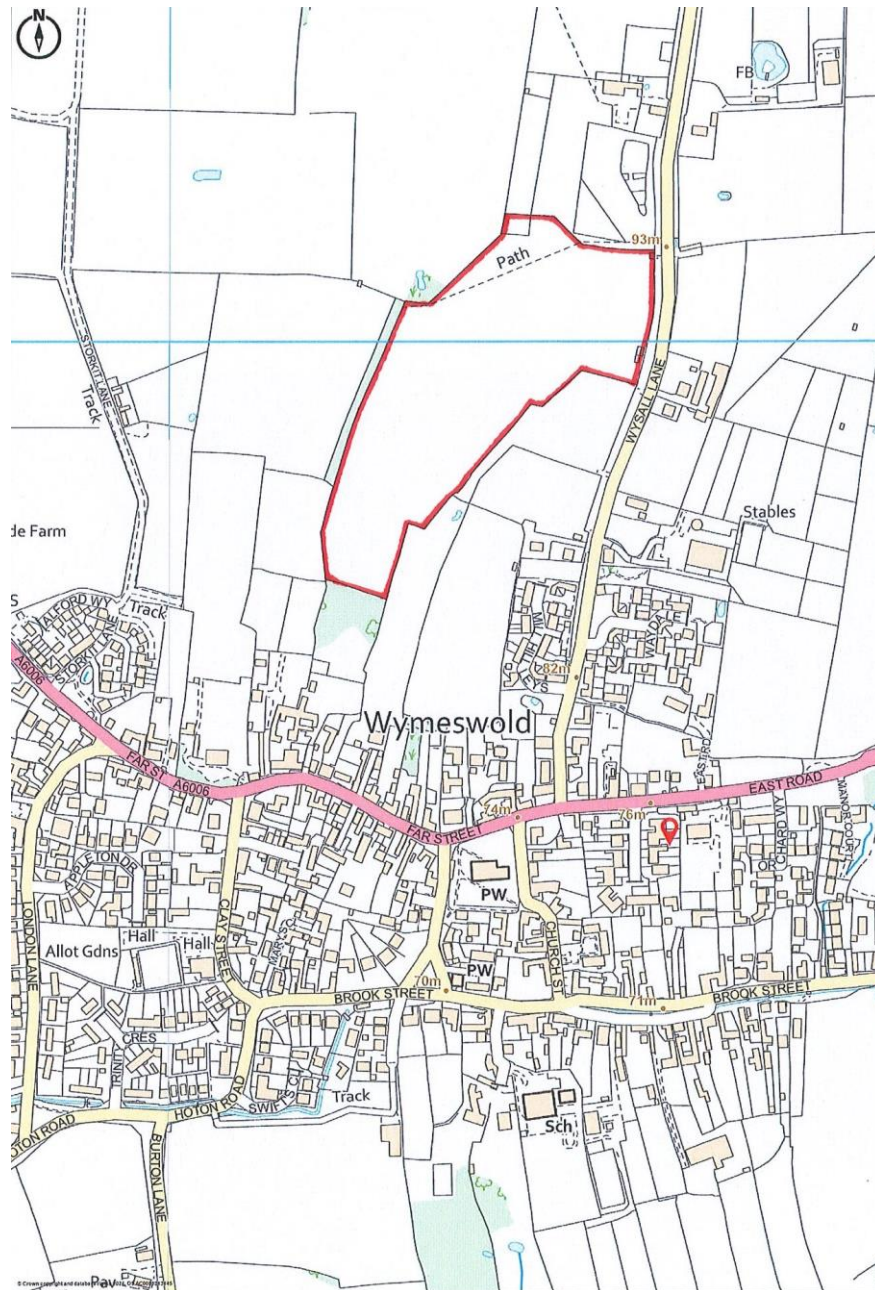
For more details please contact
Ben Shouler 01664 560181 option3
or visit www.shoulers.co.uk

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Land & Estate Agents, Valuers & Auctioneers



LOCATION:	The land is situated along Wysall Lane, just outside the village of Wymeswold, approximately 6 miles from Loughborough and 10 miles from Melton Mowbray. The land is identified edged red on the plan included in these particulars.
DESCRIPTION:	The land is a single field of permanent pasture totalling 14.50 acres or thereabouts and benefitting from roadside frontage to Wysall Lane.
TENURE:	Freehold with vacant possession on completion.
ACCESS:	The land benefits from a roadside access gate heading across the north side of the field, as indicated on the plan included with these particulars.
PUBLIC RIGHTS OF WAY:	A footpath runs from the access gate heading across the north side of the field, as included on the plan included in these particulars.
SERVICES:	The property has the benefit of mains water.
EASEMENTS, COVENANTS & WAYLEAVES:	The land is sold subject to any existing easements, covenants, and wayleaves. It is noted a single electricity pole is located towards the centre of the field.
SPORTING, TIMBER & MINERAL RIGHTS:	All sporting, mineral and timber rights are included in the freehold sale, in so far as they are owned.
VIEWING:	At any reasonable time with these particulars in hand.
PLANS:	The plans are Crown Copyright and for identification purposes only - Not to scale.
VAT:	VAT is not payable on the purchase price.
OVERAGE/UPLIFT:	The land will be sold with an overage for development, and this will apply to any residential development or commercial development. The rate will be 30% for 30 years.
TENURE:	Freehold with vacant possession upon completion. The land is currently let on an annual Licence and an agreement with the licensee has been made whereby the land will be vacant on, or prior to completion. Potential purchasers are to be made aware that all the equestrian items to include the stables and shipping container are owned by the licensee and are not included in the sale. These items shall be removed by the licensee.

LOCATION PLAN



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

www.shoulers.co.uk

Email: b.shouler@shoulers.co.uk

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