



OLD DALBY, LEICESTERSHIRE

Longcliff Hill, LE14 3LN

Land known as "Plough Gardens" - about 198m²

Guide Price

£15,000 to

£20,000

FOR SALE BY INFORMAL TENDER

Deadline 12 noon on Friday 17th May 2024

Tel: 01664 560181

www.shoulers.co.uk

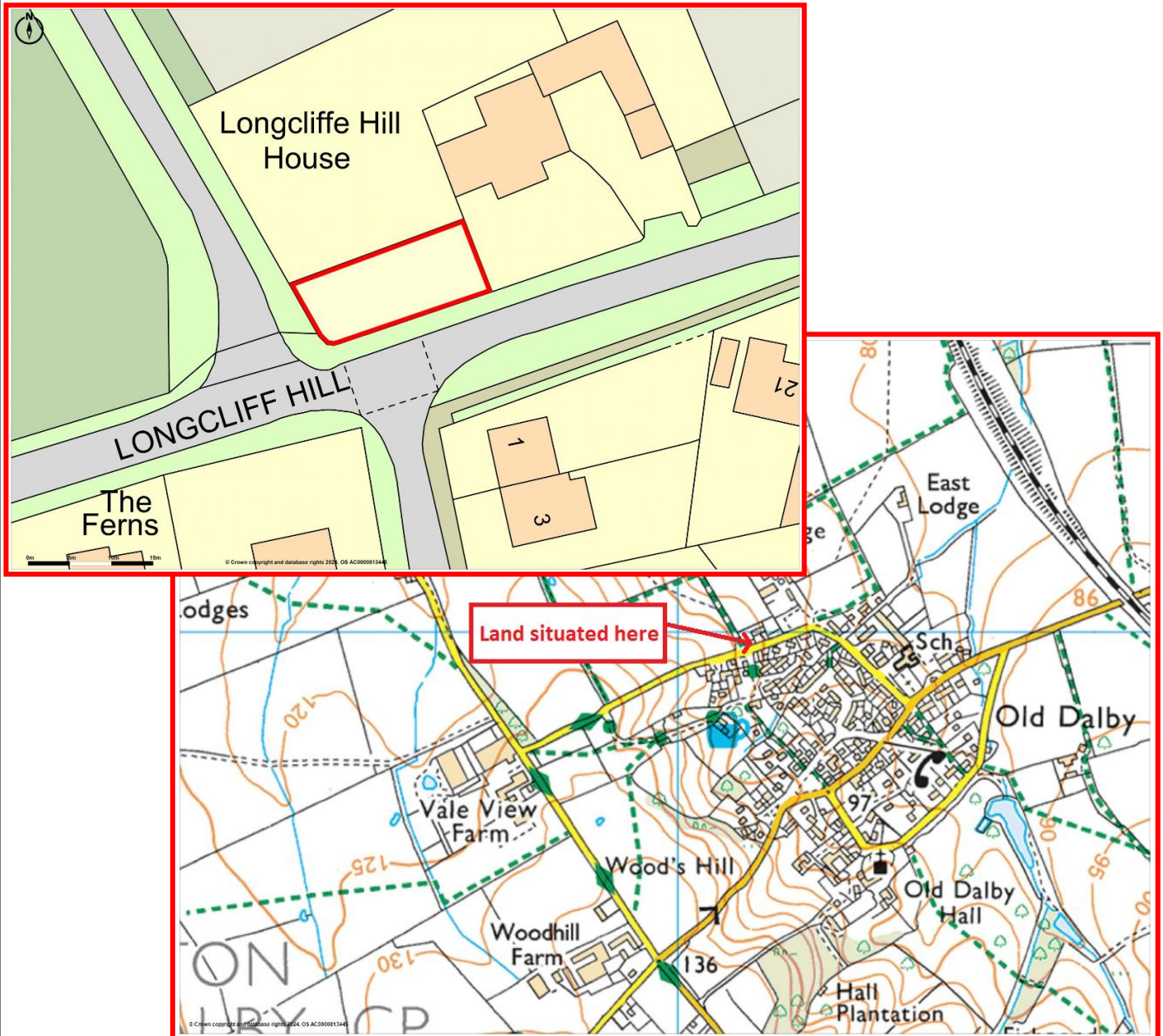
 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

GENERAL INFORMATION

LOCATION:	The land is situated along Longcliff Hill to the north of the village of Old Dalby in Leicestershire, approximately 6 miles north west of Melton Mowbray and 9 miles north east of Loughborough.
DESCRIPTION:	The land is shown edged red on the plan on the following page and is approximately 198m ² in size. The land has historically been used for the growing of fruit and vegetables.
TENURE:	Freehold with vacant possession on completion. The Seller's solicitor has recently submitted an application for first registration to HM Land Registry to register the land for the first time. The Seller's solicitor is to request HM Land Registry expedite that application once a sale has been agreed, should registration of the land not have been completed by that time.
METHOD OF SALE:	<p>The land is offered for sale by informal tender on the following terms:</p> <ol style="list-style-type: none"> 1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray LE13 1QF no later than 12 noon on Friday 17th May 2024. Late tenders will not be considered. Tenders may be submitted by email to: t.harris@shoulers.co.uk 2. Tenders should be submitted on the Tender Form in writing and placed with a sealed envelope marked "Land at Longcliff Hill, Old Dalby FAO TH". All tenders must be made by a named Buyer with their full home address, telephone number and email address provided as well as details of the solicitor acting. The Tender Form is available from Shouler & Son, the Seller's agent. 3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids. No escalating tenders, linked tenders or tenders made with reference to others will be considered. No tenders will be considered that are subject to obtaining planning permission. 4. The seller does not undertake to accept the highest or indeed any tender made. 5. Tenders must be accompanied with evidence of finance or funds for the purchase. 6. Tenders are invited for the land using the Tender Form available on request from Shouler & Son, the Seller's agent.
ACCESS:	The land is accessed via a wooden gate directly off Longcliff Hill.
PUBLIC RIGHTS OF WAY:	There are no known rights of way over the land.
SERVICES:	There are no known services connected to the land.
EASEMENTS, COVENANTS & WAYLEAVES:	Whilst we are not aware of any easements, covenants or wayleaves, the land is sold subject to any that may exist.
OVERAGE:	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 from the date of completion.
VIEWING:	At any reasonable time with these particulars in hand. Viewing is at your own risk and neither Shouler & Son nor the seller take any responsibility for any losses or damages incurred during inspection.
PLANS:	The plans are Crown Copyright and for identification purposes only.
VAT:	VAT is not payable on the purchase price.

SITE & LOCATION PLAN



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

Tel: 01664 560181

www.shoulers.co.uk

Email: t.harris@shoulers.co.uk

Direct Line: 01664 786365