



## 5 HOLLANDS LANE

TWYFORD, LE14 2HP

Auction Guide

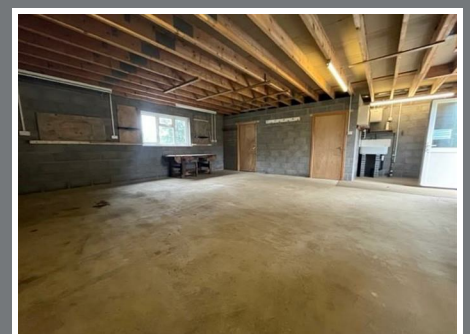
£500,000



For sale on 25th July 2024

The National Property Auction will be broadcast live on SDL Property Auctions website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction. The auction will commence at 09:00.

A smallholding comprising of a detached bungalow with outbuildings/workshop set in approx. 7.5 acres of paddock land. Situated at the end of a no through road in a peaceful and private setting within the ever desirable village of Twyford. The property is to be sold by Auction on Thursday 25th July 2024 by SDL Auctions. You are advised to read through the terms and conditions that apply.



# Farm - Residential

## ACCOMMODATION

**Description**

A smallholding comprising of a detached bungalow with outbuildings/workshop set in approx. 7.5 acres of paddock land.

Situated at the end of a no through road in a peaceful and private setting within the ever desirable village of Twyford.

A quiet and rural village with great community and giving easy access to Oakham, Melton Mowbray and Leicester.

The bungalow is in need of full modernisation and has suffered from flood damage, but offers superb scope for extension / alteration or even demolition, making way for a new build home, subject to planning permission.

There is a large modern garage/workshop with office space above offering further potential, along with over 7 acres of paddocks which surround the property.

Viewing is highly recommended.

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

**TENURE:** Freehold. xxx year lease from xxxx.  
Current service charge is £xxxx per calendar month.

**SERVICES:** Mains electricity, gas, water and drainage.

**COUNCIL TAX:**

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

## LOCATION



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

**Tel: 01664 560181**

www.shoulers.co.uk  
housesales@shoulers.co.uk  
lettings@shoulers.co.uk

**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	