



Land and Buildings at Stonesby, Leicestershire

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Land and Buildings at Stonesby, Leicestershire

A productive parcel of grassland with buildings potentially suitable for alternate use.

Waltham on the Wolds ½ mile, Melton Mowbray 5 miles, Grantham 9 miles

About 21.81 acres (8.83 hectares) in total

For sale as a whole

Guide Price £550,000

Situation

The property is located between the villages of Stonesby and Waltham on the Wolds in Leicestershire and can be accessed directly off Waltham Road.

The Land and Buildings

The land extends to approximately 21.81 acres (8.83 hectares) of good, productive grassland with buildings that may be suitable for conversion and alternative use, subject to any required planning or other consents.

The Buildings:

1. Approximately 85ft x 45ft, with a timber frame, corrugated fibre cement roof sheets and roof lights that sit on wooden purlins. Block walling to the front, sides and rear, with Yorkshire boarding to both gable ends. There is vehicular access to both front and rear and a tack room with sink and separate toilet.

2. Approximately 35ft x 15ft and immediately adjoining the building above. Made of timber with 4 open fronted bays and corrugated fibre cement roof sheets. This building slopes downward from a concrete wall clad with Yorkshire boarding, which forms the highest point on one side.

3. Two interlinked buildings made of timber and galvanised sheeting. One has an open front and is approximately 30ft x 30ft, the other is approximately 25ft x 25ft.

Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion.

Services

The building numbered 1 on the plan has mains water and electricity connected and a private drainage system. Mains water is also connected to the land.

Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The land has not been entered into any environmental land management schemes.

Designations

The land is in a Nitrate Vulnerable Zone (NVZ)



Overage

The property will be sold subject to an overage for development (other than agricultural or private equestrian buildings) and this will apply to any residential development (including but not limited to any residential element linked to agricultural or equestrian uses) or commercial development. The overage will also apply to the future use of the land for natural capital schemes that enable development elsewhere, such as Biodiversity Net Gain. The rate will be 30% for 30 years from the completion date.

Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned. Mineral rights are not included.

Local Authority

Leicestershire County Council (County council) www.leicestershire.gov.uk

Melton Borough Council (District council) www.melton.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Solicitors

BHW Solicitors, 1 Smith Way, Grove Park, Enderby, Leicester LE19 1SX

Viewings

Strictly by confirmed appointment with the vendor's agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Tim Harris on 01664 786386.

What3Words Access Point

[blown.called.estuaries](https://www.what3words.com/blown.called.estuaries)



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5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

