



Land & Stables at Thorpe Satchville  
Melton Mowbray, Leicestershire, LE14 2DQ

Approximatley 7.76 Ac (3.14Ha)

Guide Price  
**£120,000**

**FOR SALE BY INFORMAL  
TENDER**

For more details please contact  
Oli Arnold – 07706 312229  
or visit [www.shoulers.co.uk](http://www.shoulers.co.uk)

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



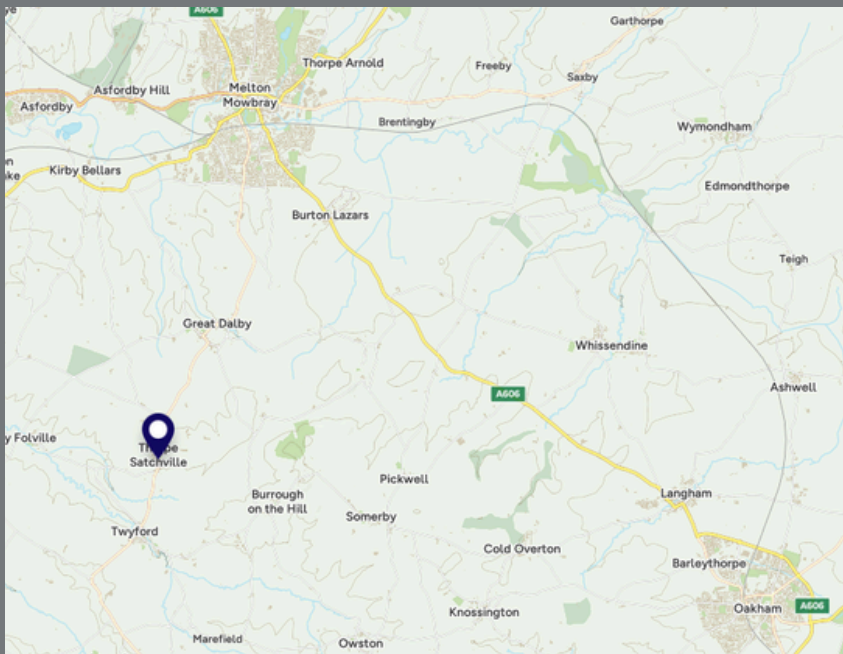
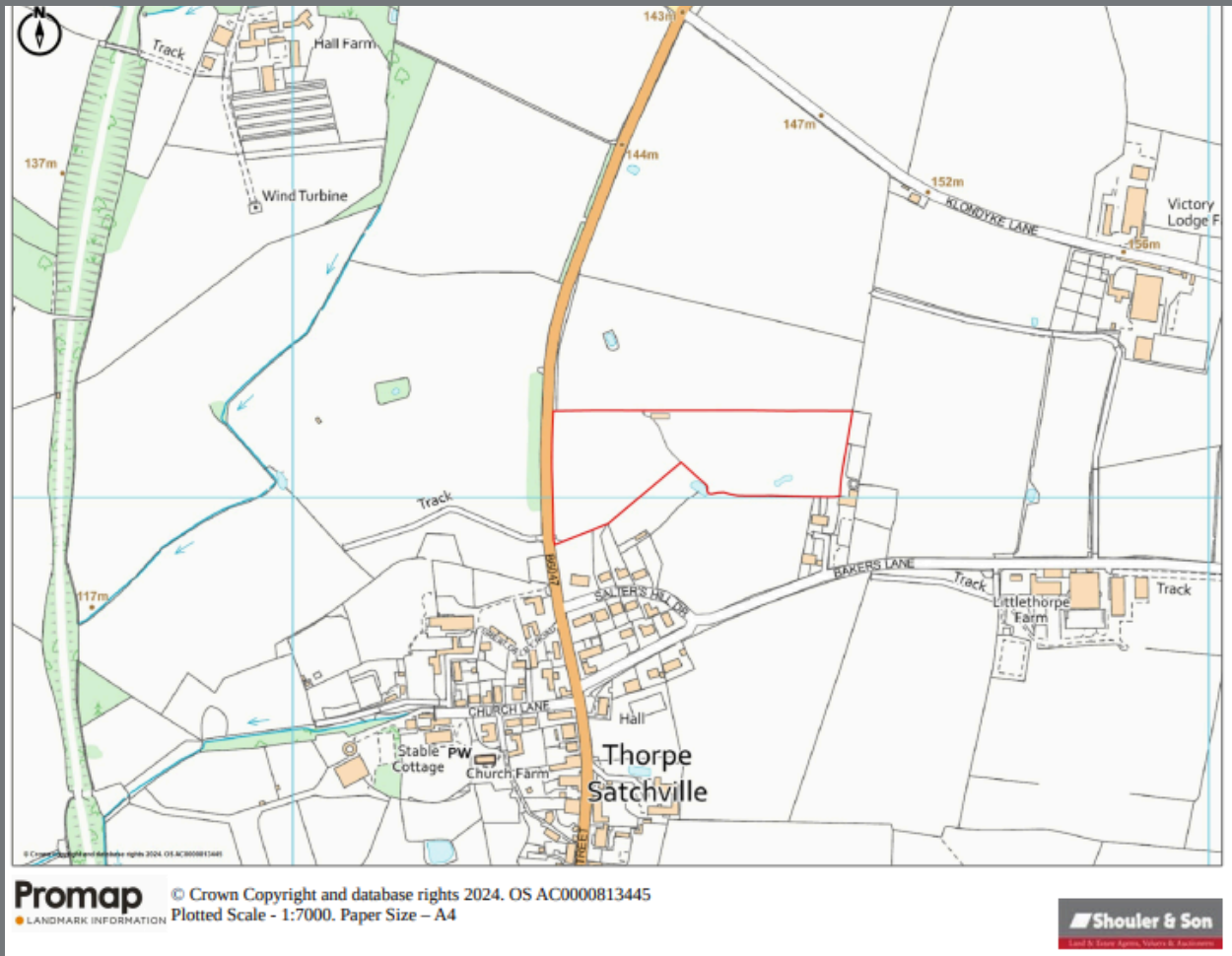


# DETAILS

<b>LOCATION:</b>	<p>The land is situated on the B6047 Great Dalby Road just north of the village of Thorpe Satchville, approximately 5 miles to the south of Melton Mowbray and 12 miles West of Oakham. The land is identified edged red on the plan included in these particulars.</p> <p>The land is identified edged red on the plan included in these particulars.</p> <p>Postcode: <b>LE14 2DQ</b></p> <p>What3Words <a href="#">///hence.proceeds.leaves</a></p>
<b>DESCRIPTION:</b>	<p>Positioned on the outskirts of Thorpe Satchville, Melton Mowbray, this 7.76-acre parcel of grazing land offers excellent amenities, including a double wooden stable and a neighbouring pole barn. The land is securely enclosed by mature hedgerows, providing both privacy and shelter. It benefits from a mains water supply servicing both fields and the stable. This property is ideally suited for livestock grazing or recreational purposes, offering a versatile opportunity in a picturesque rural setting.</p>
<b>TENURE:</b>	<p>Freehold with vacant possession on completion.</p>
<b>ACCESS:</b>	<p>There is direct vehicular access from the B6047.</p>
<b>PUBLIC RIGHTS OF WAY:</b>	<p>There are no public rights of way over the land.</p>
<b>SERVICES:</b>	<p>The land benefits from mains water connection.</p>
<b>EASEMENTS &amp; WAYLEAVES:</b>	<p>The land is sold subject to any existing easements, covenants, and wayleaves.</p>
<b>SPORTING, TIMBER &amp; MINERAL RIGHTS:</b>	<p>All sporting, mineral and timber rights are included in the freehold sale, in so far as they are believed owned.</p>
<b>VIEWING</b>	<p>Strictly by confirmed appointment with the Vendors Agent, Shouler &amp; Son of Melton Mowbray.</p>
<b>PLANS:</b>	<p>The plans are Crown Copyright and for identification purposes only.</p>
<b>VAT:</b>	<p>VAT is not payable on the purchase price.</p>
<b>METHOD OF SALE:</b>	<p>The land is being offered for sale by Informal Tender with all offers to be received by a closing date 12 noon on the 14th February 2025.</p>



# LOCATION PLAN



**SCAN ME  
FOR  
DIRECTIONS!**

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

**www.shoulers.co.uk**

**Email: o.arnold@shoulers.co.uk**

**Mobile: 07706 312229**

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

We produce property particulars in good faith and believe them to be correct. We generally rely on what we are told without obtaining proof. You should verify for yourself such information before entering into a contract to take this property. Neither Shouler & Son nor their clients guarantee accuracy of the particulars, and they are not intended to form any part of a contract. No person in the employment of Shouler & Son has authority to give any representation or warranty in respect of this property.