



Grass Paddock at Frisby on the Wreake, Leicestershire

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A parcel of flat, mature grassland adjacent to the River Wreake with two points of gated vehicular access.

Melton Mowbray 4½ miles, Loughborough 9½ miles, Leicester 10 miles

About 6.03 acres (2.44 hectares) in total

For sale as a whole

Guide Price £120,000

Situation

The land is located to the west of the village of Frisby on the Wreake and to the east of the village of Hoby in Leicestershire, with two points of gated vehicular access directly off Hoby Road.

The Land

The land extends to approximately 6.03 acres (2.44 hectares) of flat, mature pasture, which has historically been used for the grazing of horses.

There is currently a shed and 20ft x 10ft field shelter on the land. The shed is included in the sale, with the 20ft x10ft field shelter available via separate negotiation.

Method of Sale

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

Services

No known services are connected to the land.

Wayleaves, Easements and Rights of Way

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

There is one telegraph pole with overhead electricity lines situated within the land.

Environmental Schemes

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

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

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.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

[producers.flock.ever](https://www.what3words.com/)









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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.

