



4.76ac (1.93 Ha) Pasture Land on Stoughton Road, Thurnby, Leicester

Approximately 4.76 acres (1.93 Ha) of Pastureland on Stoughton Road, Thurnby LE7 9PA

An attractive parcel of Grade 3 permanent pasture, situated just outside the village of Thurnby in Leicestershire. The land is within the Market Harborough District Council.

The land is permanent pasture and is bounded by newly installed post, netting, and barbed wire fencing, providing secure and stock-proof boundaries. There is roadside right of access directly from Stoughton Road. A public footpath runs across the land near the eastern boundary.

Although there is no mains water to the site, the land benefits from a natural water source, with the Bushby Brook forming the northern boundary. The gently undulating topography, coupled with its proximity to the village and wider Leicestershire countryside, makes the parcel particularly attractive for purchasers seeking quality grazing land for equine or livestock.

For sale as a whole by Private Treaty

Guide Price £100,000

Situation

The land is located on the edge of the village of Thurnby. Accessed from the A47 onto Grange Lane or Mainstreet travelling south; or accessed via Stoughton Road travelling north.

The Land

The lot extends to approximately 4.76 acres (1.93Ha)

Method of Sale

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

Services

The land does not have mains water or electric.

Easements, Covenants & Wayleaves

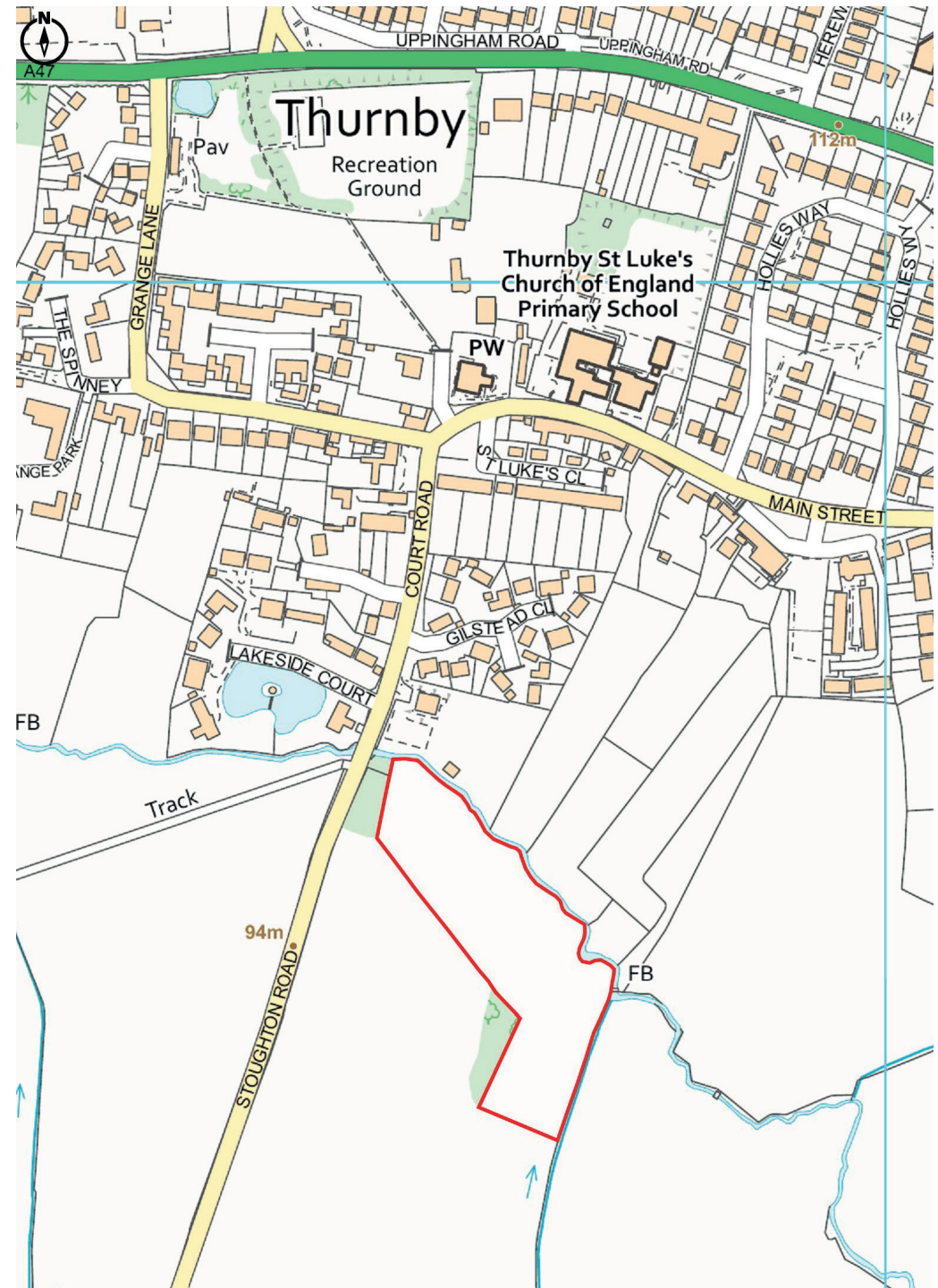
The land is sold subject to any existing easements, covenants and wayleaves.

Overage

None.

Sporting, Timber and Mineral Rights

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



Local Authority

Market Harborough District Council

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

Strictly by confirmed appointment with the Vendors Agent, Shouler & Son of Melton Mowbray.

What3Words Access Point

///Lush.Shock.Fields





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

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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.

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