



Land off Markfield Lane, Thornton, Coalville, LE67 1BT
Guide Price £30,000

HOWKINS &
HARRISON

Pastureland
off Markfield Lane,
Thornton
Coalville
LE67 1BT

Features

- A single enclosure of permanent pasture
- Suitable for a variety of agricultural or amenity uses, subject to gaining the necessary planning permissions
- Direct roadside access
- Close to Markfield, local amenities and access to excellent transport links

A grassland paddock extending to approximately 0.63 acres, with a pond and mature trees situated on the outskirts of the village of Thornton.





Location

The property is situated on the north eastern edge of the village of Thornton.

The land is accessed directly off Markfield Lane.

The land benefits from excellent transport links being located approximately 2 miles from Junction 22 of the M1.

Travel Distances

- Markfield: 2.6 miles
- Coalville: 6 miles
- Market Bosworth: 6.9 miles
- Leicester: 10.5 miles

Description

The land extends to approximately 0.63 acres of permanent pasture.

The pastureland slopes down towards the north eastern boundary where it transitions to an area of established mature trees and a pond.

The land along the north eastern boundary is within Flood Zone 3.

The boundaries are predominantly mature hedgerows and post and rail.

Access

Access is via a single gateway directly off Markfield Lane.

Services

We are not aware that the land benefits from any mains services.

Title, Tenure and Possession

The property is sold freehold with vacant possession upon completion.

Planning

The property sits within the confines of Hinckley & Bosworth Borough Council.

Overage Clause

The property is sold with an overage clause which claws back 25% of any development uplift in the value attributed to any change of use or planning permission for a period of 25 years.

For the avoidance of doubt the overage will not be triggered by an agricultural, equestrian or forestry use.

Easements, Wayleaves and Rights of Way

There are not believed to be any public or private Rights of Way which impact the property.

The land is sold subject to and with the benefit of easements, wayleaves and rights of way that may exist at the time of the sale, whether disclosed or not.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or the Agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only and is not to scale

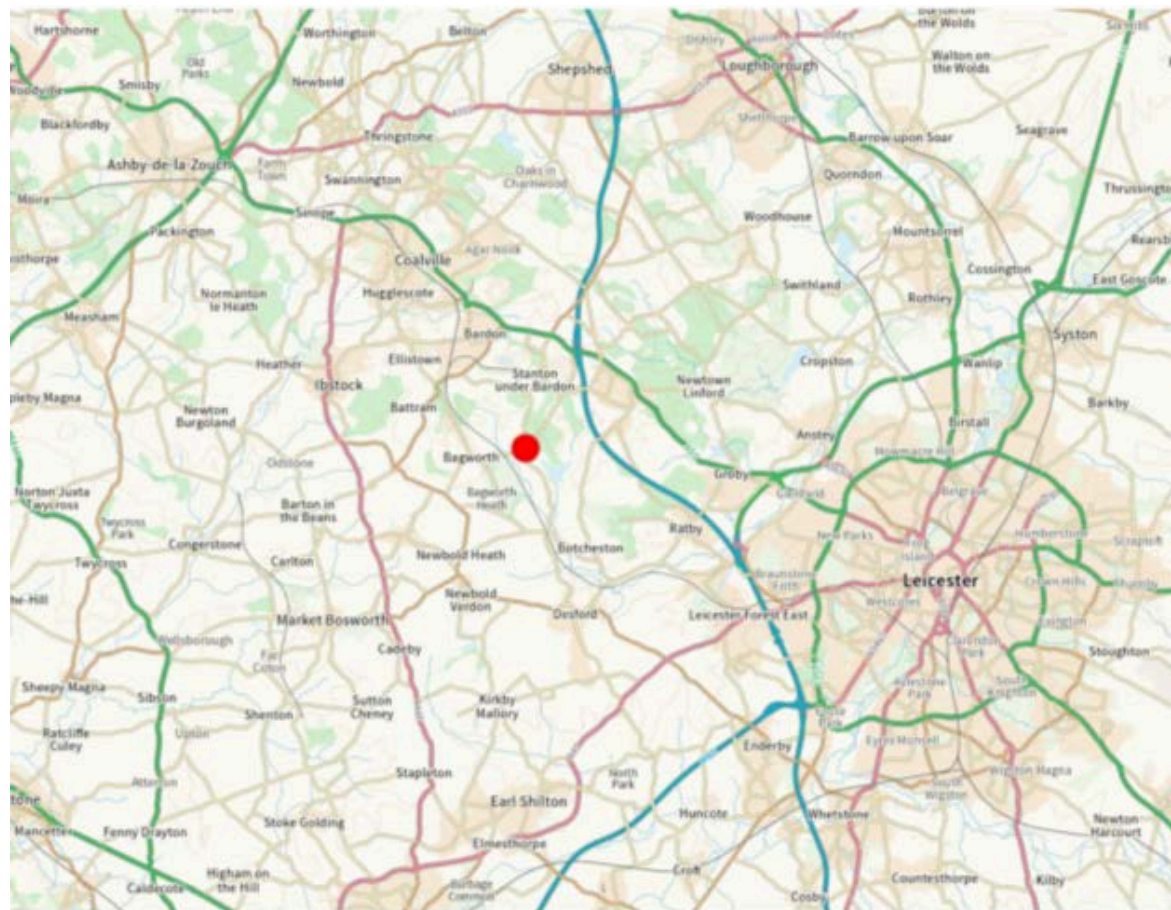
Viewing

Viewings are strictly by appointment only with Gabriella Bennion at Howkins & Harrison, please call direct on 01530 877 977 option 4.

Anti Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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