

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

# Sinclair



Garden Land to the south side of Sileby Road, Barrow Upon Soar,  
Leicestershire, LE12 8LR

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

Offers In Excess Of  
£55,000

## Property at a glance

- Parcel Of Land Approx 0.35 Acres
- Located Off Sileby Road
- Council Tax Band\*:
- Price: £55,000

## Overview

Offered to the market is a parcel of land which extends to approximately 0.35 acre (0.86ha) and is currently used as garden and amenity land. The land is a mature plot with a number of trees, fruit trees, shrubs and lawned areas along with raised beds and storage sheds.

The boundaries are a mixture of materials, but the property is secured and the boundaries well maintained.

## Location\*\*

Barrow upon Soar is a larger village in the Soar Valley between Leicester and Loughborough. It is part of the Charnwood district and famous for a plesiosaur excavated there in 1851. It lies on the east bank of the River Soar which attracts fishing, boaters and water enthusiasts alike. The village is well serviced with a supermarket, gift shops, various takeaways and public houses to suit. There is a childrens nursery, primary school, secondary school and community centre, football club and cricket ground and host of other clubs and groups. The village benefits from it's own train station and the Ivanhoe Line gives access to Loughborough, Leicester and Nottingham. Nearest Airport: East Midlands (11.9 miles). Nearest Train Station: Barrow. Nearest Town/City: Loughborough (3.4 miles). Nearest Motorway Access: M1 (J23)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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## Detailed Accommodation

### DESCRIPTION

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The boundaries are a mixture of materials, but the property is secured and the boundaries well maintained.

### LOCATION

The property is located on the southern side of Barrow Upon Soar, to the rear of properties 28-38 Sileby Road.

The land is accessed via a public footpath (I25) from Sileby Road shown coloured purple for identification purposes only. There is no vehicular access to the land.

### PLANNING

The property falls within the Limits to Development but does not currently benefit from any planning permissions.

The land falls under the administrative area of Charnwood Borough Council.

### SERVICES

The Agent is not aware of any services being connected to the land.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all wayleaves, easements and rights of way that may exist whether specifically mentioned in these particulars or not.

The public footpath (I25) on the western edge of the land is included within the registered title although the local authority maintain it.

### TENURE

The property is sold freehold with vacant possession.

The plan and coloured lines are provided for identification purposes only.

Title Plan Numbers Included in sale - LT116758 and LT282339



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, referrals to third party EPC suppliers, home removal companies, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair Sibley on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
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