



Land off Pasture Lane, Hose, Leicestershire

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An exciting opportunity to purchase approximately 9.79 Acres (3.96 ha) of pastureland to the south of the village of Hose, Leicestershire.

**Offers In Excess Of
£125,000**





DESCRIPTION

An exciting opportunity to purchase approximately 9.79 Acres (3.96 ha) of pastureland to the south of the village of Hose, Leicestershire. The land is split into three main enclosures and is made up of gently undulating pasture. The land falls to the centre of the enclosures where a small steam / watercourse runs through. A bridge allows for access to the other land parcels on the other side of the stream. The property is surrounded by a mixture of mature hedging and timber post and wire fencing. A small open fronted timber storage building is located within the northernmost enclosure. A 40ft Shipping container is available via separate negotiation.

LOCATION

The land is located to the south of the small rural village of Hose, Leicestershire, and is located within the Vale of Belvoir on the Nottinghamshire / Leicestershire border. Hose benefits from a small range of public facilities including a village primary school, Public House and community hall. The market town of Melton Mowbray is located approximately 8 miles to the south where a comprehensive range of public services are available along with mainline road and rail connections.

What 3 Words Location: ///shuttle.intention.bedrooms

METHOD OF SALE

The land is initially offered for sale via private treaty. The vendor reserves the right to conclude the sale by alternative method if required.

TENURE

The land is held freehold with vacant possession available upon completion.

LOCAL AUTHORITY

Melton Borough Council
Burton Street,
Melton Mowbray,
Leicestershire,
LE13 1GH

SERVICES

The land does not benefit from connection to any mains services.

VIEWINGS

Strictly by appointment only.

DEVELOPMENT UPLIFT CLAUSE

A development uplift clause of 20% for a 20 year period will apply to the land and relates to any increase in value arising from the grant of planning permission (excluding agricultural and equestrian use) and is payable to the vendor.

RIGHTS OF WAY / EASEMENTS / WAYLEAVES

The land is crossed by public footpath F43

ACCESS

The land is accessed directly off Pasture Lane.

VAT

In the event that any part of the holding is subject to VAT, this will be payable by the Purchaser in addition to the Purchase Price.

LAND REGISTRY

The land is registered with the Land Registry. Title Number: LT455182

SPORTING / TIMBER / MINERAL RIGHTS

Where owned, the sporting, timber and mineral rights are included within the sale

PLAN

The plan and red lines has been provided for identification purposes only.

RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoings which the purchaser will be liable for.

ENVIRONMENTAL SCHEMES

The land is not subject to any current environmental schemes.

FURTHER INFORMATION

If you require any further information, please contact:

Edward Higgins BSc (Hons) MRICS

Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP

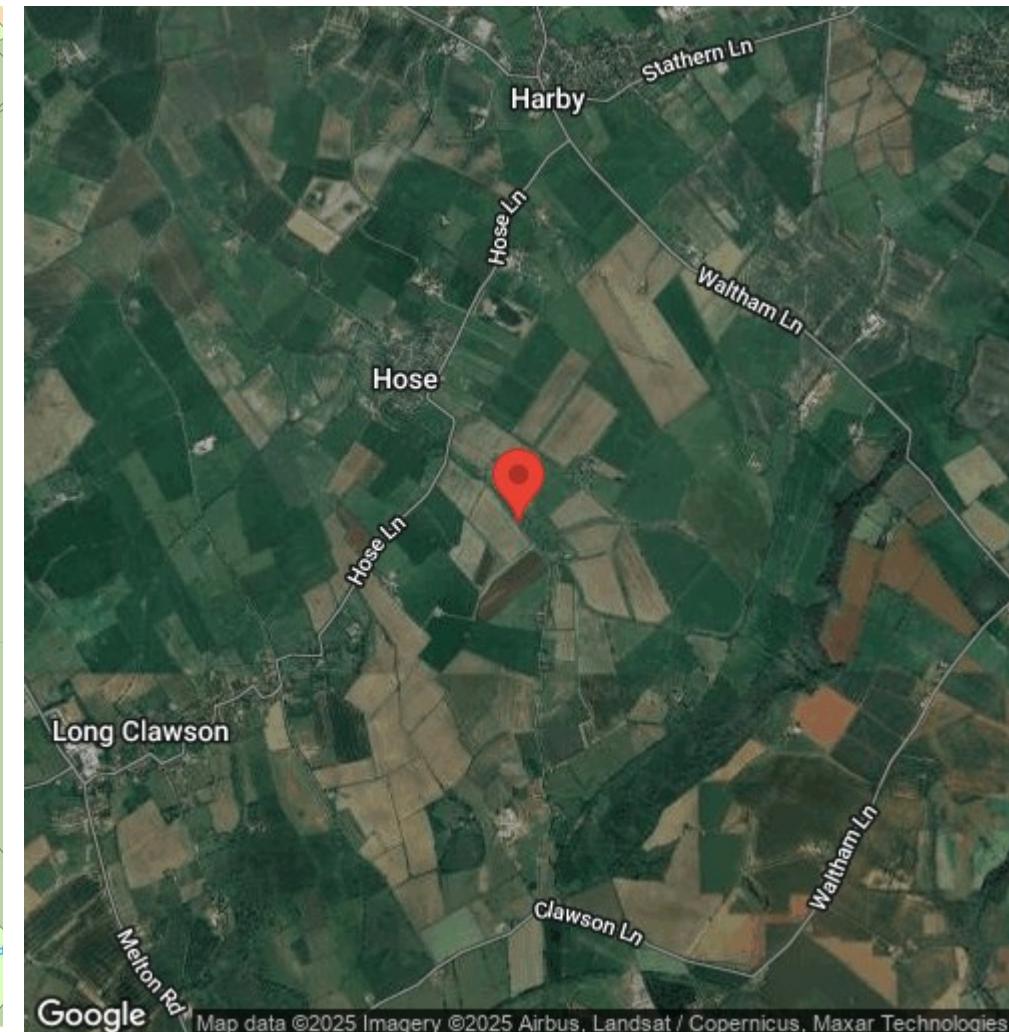
Tel: 01509 243720

Email: edward.higgins@sheldonbosleyknight.co.uk



Plan

Map





**For further information and to arrange a viewing, please contact our
Loughborough Rural office on 01509 243720**

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit and must not be inferred that any item is included for sale within the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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