



Top End, Melton Mowbray, LE14 2HA

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

£110,000

A rare opportunity to purchase approximatley 0.51 Acres (0.20 Ha) of pasture land / amenity land on the edge of the Leicestershire village of Great Dalby.

Please contact our rural department at the earliest opportunity for further information.

LOCATION

The land lies to the North West of the village of Great Dalby, Leicestershire and is accessed directly from the public highway. The village of Great Dalby is located approximatley 4 miles south of the market town of Melton Mowbray and 14 miles north east of the city of Leicester. The land will be clearly identifiable by our For Sale Board.

An accurate location of the access gateway can be found using the What 3 Words: //mountains.luring.memory

LOCAL AUTHORITY

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

GUIDE PRICE

The land is initially marketed at a guide price of £110,000

METHOD OF SALE

The land is initially being offered for sale by Private Treaty. The vendor reserves the right to conclude the sale by an alternative method if required.

BOUNDARIES

The land is bound by a variety of hedging and timber post and rail fencing. We would not advise the land to be stock proof.

SERVICES

The agents are not aware that the land is connected to any mains services.

TENURE

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

ENVIRONMENTAL SCHEMES

The Agent is not aware that the land is subject to any environmental schemes.

WAYLEAVES / EASEMENTS / 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.

SPORTING / TIMBER / MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a development uplift clause of 25% over 25 years of any uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian use) and is payable to the vendor.

RATES AND OUTGOINGS

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

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 TITLE

The land is registered with the Land Registry under title number: LT322797

PLAN

The plan attached to these particulars has been provided for illustration purposes only. Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432

VIEWINGS

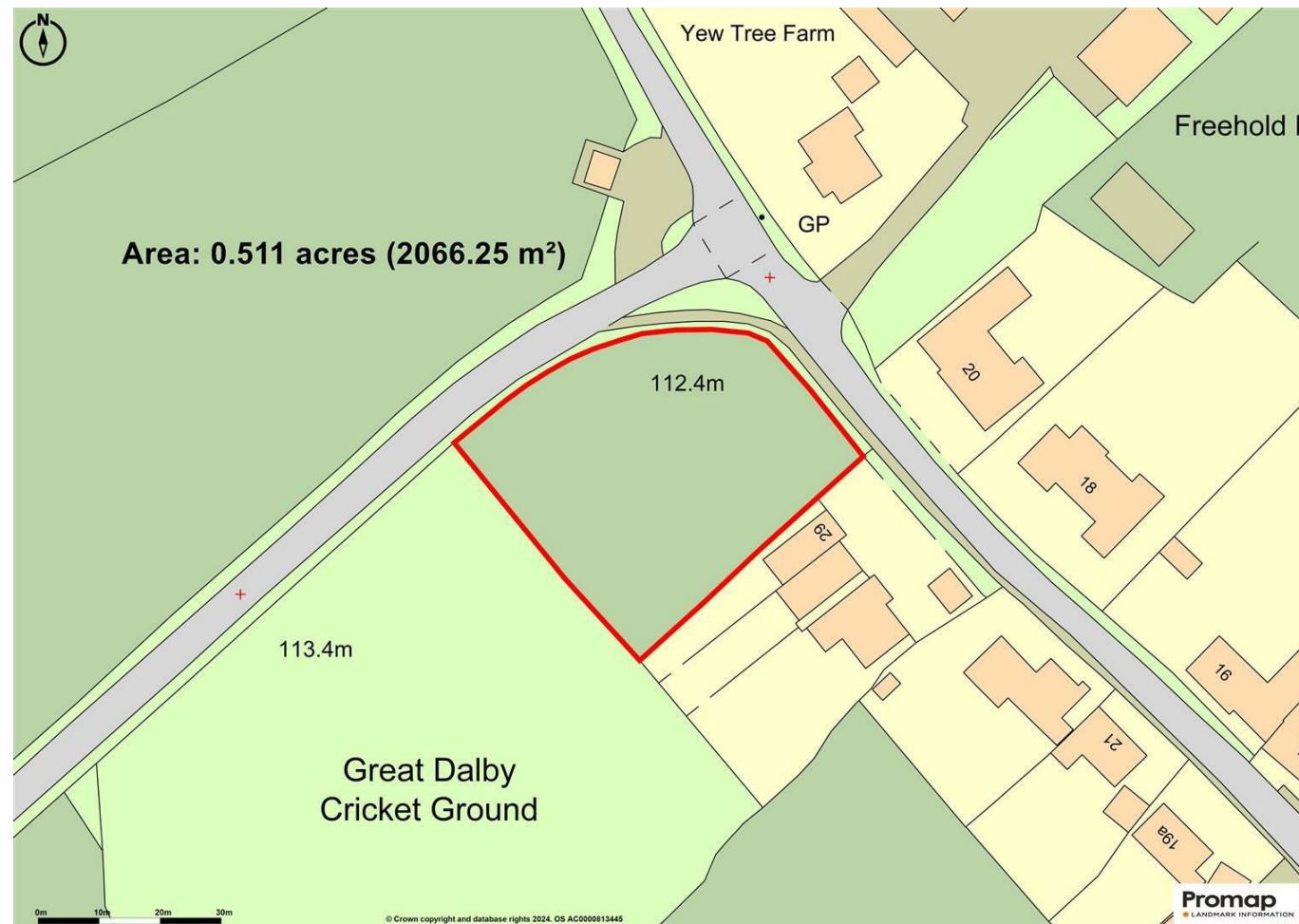
Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars.

FURTHER INFORMATION

For any further information, please contact Edward Higgins of the Andrew Granger & Co Rural Team
Tel: 01509 243720
Email: edward.higgins@andrewgranger.co.uk



Plan



For further information please email rural@sheldonbosleyknight.co.uk