



Land at Willoughby-on-the-Wolds, Leicestershire  
About 6.33 acres

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Land at Willoughby-on-the-Wolds, Leicestershire

A parcel of mature grassland situated to the south of Willoughby-on-the-Wolds offering immediate use for agricultural or equestrian purposes.

Wymeswold 2 miles, Loughborough 7 miles, Melton Mowbray 8 miles.

About 6.33 acres

For sale as a whole by Private Treaty

Offers in Excess of £70,000

## Situation

The land is located to the south of the village of Willoughby-on-the-Wolds. It has easy vehicular access via direct road frontage onto Hades Lane, with its particularly wide roadside verges being well suited to horse riding.

## The Land

The land extends to approximately 6.33 acres of predominately level grassland, making it particularly appealing to equine buyers. The land also benefits from a natural pond shaded by mature willow trees, with the lower boundary marked by a freshwater stream. A small collection pen is located close to the entrance gateway, suitable for temporary livestock holding.

## Method of Sale

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

## Services

There are no services connected to the land.

## Easements, Covenants & Wayleaves

We are not aware of any easements, covenants, or wayleaves; however, the land is sold subject to any that may exist.

## Basic Payment

There are no delinked payments available to the Buyer.

## Environmental Schemes

The land has not been entered into any environmental land management schemes.

## Sporting, Timber and Mineral Rights

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

## Local Authority

Leicestershire County Council  
(County Council) [www.leicestershire.gov.uk](http://www.leicestershire.gov.uk)  
Charnwood Borough Council  
(District Council) [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

## 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

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

## What3Words Access Point

reassured.widely.repeated







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

**Tim Harris**

01664 786365 | t.harris@shoulers.co.uk

**Aonghus Anderson**

01664 786388 | a.anderson@shoulers.co.uk

www.shoulers.co.uk

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5. Site plans and floor plans are for guidance purposes only and are not to scale.

#### 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.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

