



0.48 Acres of Land off Main Street,
Great Dalby, Melton Mowbray,
Leicestershire.

0.48 acres of land at Great Dalby,
Leicestershire

FOR SALE BY INFORMAL TENDER

Guide Price

£40,000



A rare opportunity to acquire approximately 0.48 acres (0.19 hectares) of land situated in the heart of Great Dalby, Melton Mowbray.

Accessed directly from the village green off Main Street , the land offers potential for a variety of uses, subject to the necessary planning consents, including possible future development , recreational use, or a smallholding / amenity.

The parcel comprises an attractive but overgrown area of shrubs, grass and mature vegetation, offering purchasers the opportunity to clear and improve to suit their own requirements. It also benefits from vehicular access.

Enjoying a desirable village setting, this is an increasingly rare chance to acquire a manageable parcel of land.

LOCATION:

The land is located approximatley 4 miles south of Melton Mowbray and approximatley 10 miles west of Oakham.

The land is identified edged red on the plan included in these particulars.

Nearest Postcode: **LE14 2ET**

What3Words ///**overused.remove.measuring**

TENURE:

Freehold with vacant possession on completion.

ACCESS:

There is direct vehicular access from Main Street / B6047

PUBLIC RIGHTS OF WAY:

The land is sold subject to and with the benefit of all existing rights of way, easements and wayleaves whether mentioned within these particulars or not.

SERVICES:

The land does not benefit from mains water or electric

SPORTING, TIMBER & MINERAL RIGHTS:

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

VIEWING:

The land may be viewed at any reasonable time with these sales particulars in hand via prior notification and permission to be given by Shouler & Son

Please note the land heavily overgrown and caution should be taken when walking and neither Shouler & Son nor the vendor take any responsibilities for any lossess or damages incurred during inspection.

OVERAGE:

No overage on this sale

METHOD OF SALE:

The land is being offered for sale by Informal Tender.

The deadline for offers to be submitted is Friday 19th June at midday. Please enquire for tender form.

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.

PLANS:

The plans are Crown Copyright and for identification purposes only.





For more information please contact
Oli Arnold –07706 312 229 or visit
www.shoulers.co.uk

Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.

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.



SCAN FOR DIRECTIONS

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