

Freehold with Vacant Possession on Completion

PARTICULARS OF SALE

of the

VALUABLE ENCLOSURE OF ACCOMMODATION PASTURE LAND TOGETHER WITH WOODLAND AND MODERN FARM BUILDING

situated at

LUBENHAM LEICESTERSHIRE



**Extending to a total area of
3.50 ACRES (1.42 Hectares) or thereabouts**

**For Sale by Private Treaty
Price Guide: £80,000**

REMARKS AND STIPULATIONS

General

The sale offers the purchaser the opportunity to acquire an attractive enclosure of grazing land and woodland together with a useful agricultural building which offers a variety of agricultural or equestrian uses and great potential to create a smallholding in this attractive part of South Leicestershire.

Description

The land is situated immediately adjoining the north east of Lubenham village with good road frontage to Hundle Lane. The land benefits from a mains fed water trough located in NG 7750.

The woodland contains mainly native species including Oak and Ash.

The building which is located at the southern end of the field comprises a steel portal frame former **Grain Store 60'0" x 45'0"** with cement fibre roof and side cladding down to 8' concrete grain panels, concrete floor, central drying tunnel and 2 x full height sliding access doors. Adjoining **Lean-to 30'0" x 45'0"** with cement fibre roof and corrugated iron side cladding, hardcore floor and full height access door.

The Whole property extends to an area of 3.50 Acres (1.42 Hectares) or thereabouts as scheduled below.

SCHEDULE

NG FIELD NO	DESCRIPTION	ACRES	HECTARES
7750	Pasture Land and Building	2.74	1.11
7561	Woodland	0.76	0.31
	Total	3.50	1.42

Tenure

The land is freehold and vacant possession will be given on completion of the purchase.

Restrictions, Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of any rights of way whether public or private, and all easements, wayleaves and restrictions, whether or not specifically mentioned.

Overage

If within 50 years of the date of sale, planning permission is obtained for the construction of one or more residential dwellings on the property then 50% of the uplift in value will be paid to the Vendors or their successors.

Sporting, Mineral and Timber Rights

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

Boundaries

The land is available for inspection and potential purchasers shall satisfy themselves with regard to the ownership's of any boundaries.

Single Farm Payment

The land is registered under the Single Farm Payment Scheme and the Vendors will retain all Entitlements.

The Purchaser will be responsible for meeting the cross compliance criteria from the date of completion to the end of the 2011 scheme year and to indemnify the Vendors against any breaches which may occur during that time period.

Ingoing Valuation

There will be no charge for tenantry items and no allowance for dilapidations (if any).

Services

Mains water and 3 phase electricity are connected to the property. These services have not been tested.

Local Authorities

Harborough District Council, Council Offices, Adam & Eve Street, Market Harborough, Leicestershire. Telephone: (01858) 828282.

Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RA
Telephone: (0116) 232 3232

East Midlands Electricity, Woolsthorpe Close, Wigman Road, Billborough, Nottingham. NG8 3JP. Telephone 0800 096 30 80

Severn Trent Water Authority, Leicestershire District, Gorse Hill, Anstey, Leicester. LE7 7GU. Telephone: 0800 783 4444

Plans, Particulars and Schedule

These are believed to be correct but their accuracy is not guaranteed and any error or omission or mis-statement shall not annul the sale nor entitle any party to an action in law. The plan is for identification purposes only. Should there be any discrepancy between these particulars and the General and Special Conditions of Sale the latter shall prevail.

Vendors Solicitors

Arnold Thompson, 205 Watling Street West, Towcester, Northants NN12 6BX
Tel: 01327 350266 Ref: MH

Viewing

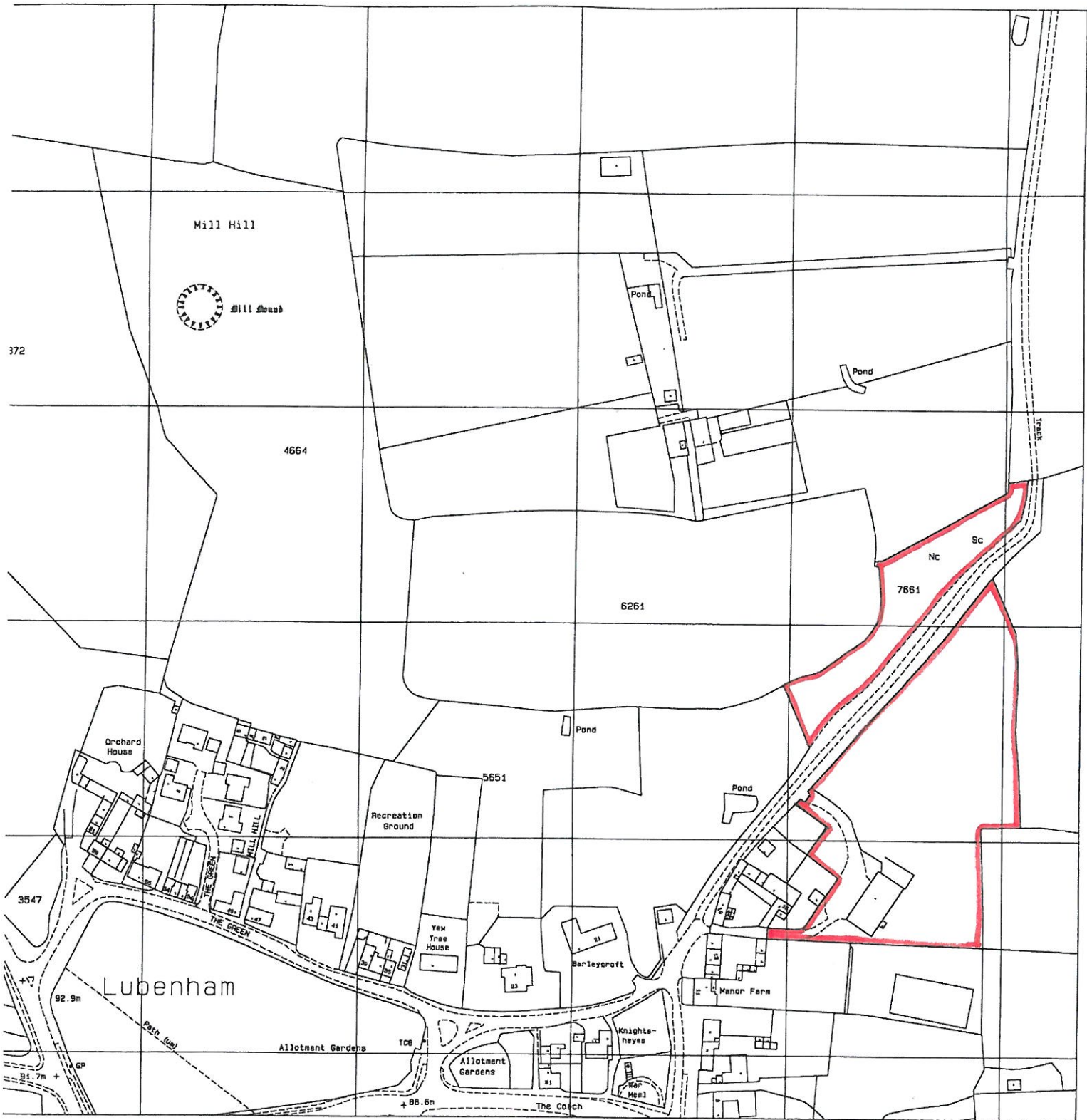
The land may be viewed at any reasonable daylight hour by persons in possession of the Sale Particulars and Plan.

Misrepresentation Act 1967 and Property Misdescription Act 1991

Messrs E A Lane & Sons, for themselves and for the Vendor of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline for guidance of intending purchasers and do not constitute part of an offer or contract. Should there be any discrepancy between these particulars or the General Remarks, Information, Stipulations and Contract of Sale, the latter shall prevail.
2. All descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor E A Lane & Sons, the selling agents, are responsible for such faults and defects, or of any statements contained in the particulars of the property by the said agents.
3. The purchaser(s) shall be deemed to acknowledge that he/they has/have not entered into this contact in reliance on any said statements, that he/they has/have satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
4. Any error, omission, or mis-statements, shall not entitle the purchaser(s) to rescind or to be discharged from a contract, nor entitle either party to compensation or damages.
5. No person in the employment of E A Lane & Sons has any authority to make or give any representation or warranty whatever in relation to the property.





Pasture Land & Woodland Lubenham Leicestershire



Scale: 1:2500
For Identification Purposes Only

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E.A. Lane & Sons
100 Regent Road
Leicester LE1 7DG