



E A Lane & Sons

Chartered Surveyors

Estate & Land Agents Auctioneers & Valuers
Planning & Development Consultants

Established 1905

100 Regent Road Leicester LE1 7DG

Freehold With Vacant Possession on Completion

A VALUABLE BLOCK OF AMENITY LAND AND SPINNEY

Situated at

**REARSBY BYPASS
EAST GOSCOTE
LEICESTERSHIRE**

The land comprises an area of natural meadow which has not been grazed or farmed in recent years together with an attractive area of spinney conveniently situated off the Rearsby Bypass and adjoining the built up area of East Goscote. The Gaddesby Brook runs through the land with good gateway access off the Rearsby Bypass and there is great potential to improve the grazing and spinney for a number of equestrian, recreational or leisure uses.

Extending to a total area of
10.58 ACRES
(4.28 Hectares) or thereabouts as shown
edged red on the attached plan.

For Sale by Private Treaty

Guide Price £25,000 subject to contract.

REMARKS AND STIPULATIONS

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.

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 of the boundaries.

Single Farm Payment

The land is not registered.

Entry Level Stewardship Scheme

The land has not been entered into any Stewardship Schemes.

Ingoing Valuation

There will be no ingoing valuation and no allowance for dilapidations (if any).

Mains Water

Mains water is not connected to the land but the Gaddesby Brook offers good natural watering.

Local Authorities

Charnwood Borough Council, Southfield Road, Loughborough, Leicester. LE11 2TX
Telephone: 01509 263151

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

East Midlands Electricity, Woolsthorpe Close, Wigman Road, Bilborough, 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. Areas used are from National Grid Numbers and are not guaranteed.

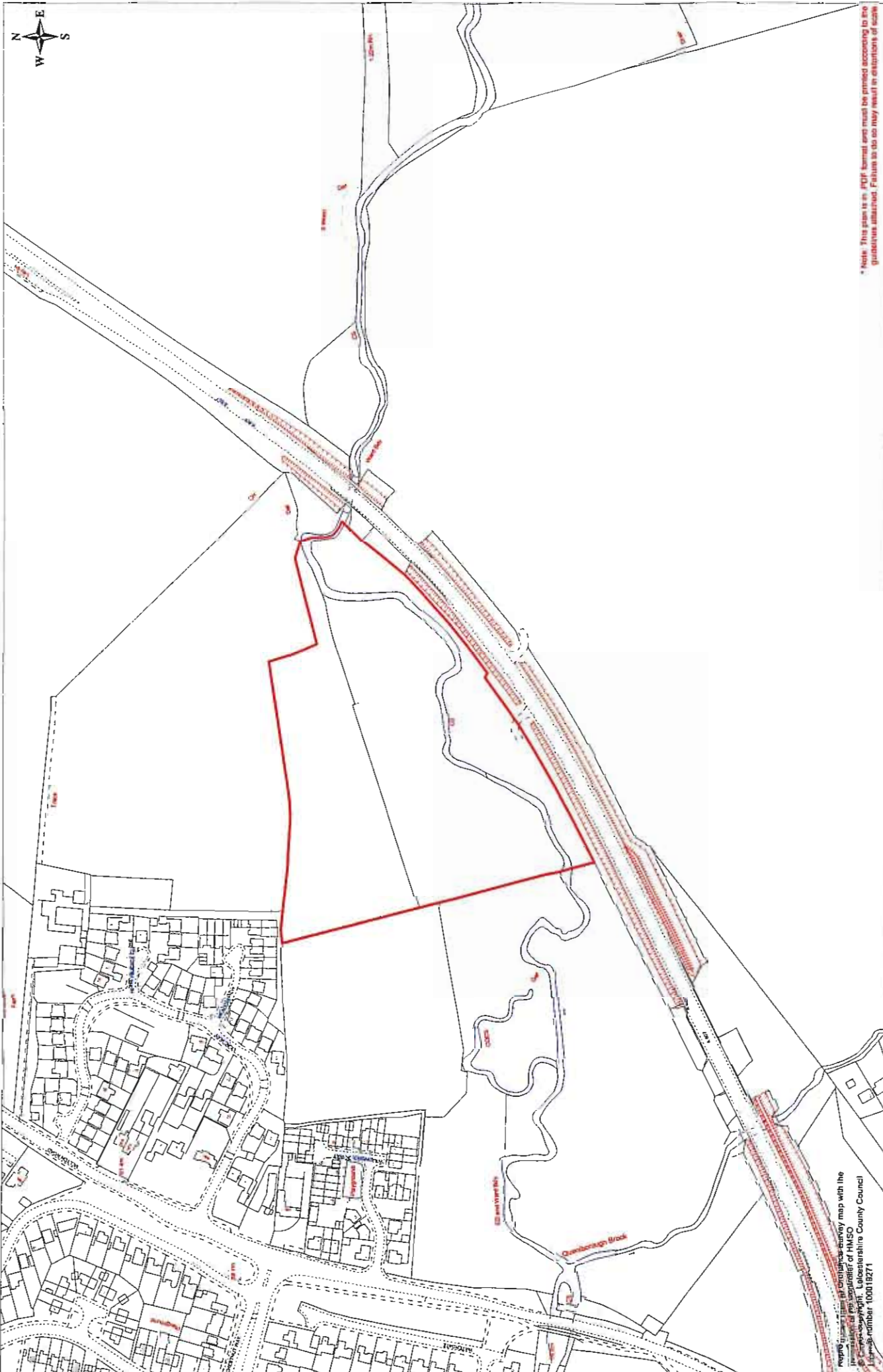
Viewing

The land may be viewed at any reasonable daylight hour on foot only by persons in possession of the Sale Particulars, care should be taken in the woodland or near Gaddesby Brook.

Misrepresentation Act 1967 and Property Misdescriptions 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.



copies of this plan are available for inspection at the
 Planning Department, Leicestershire County Council,
 100019271

*Note: This plan is an A3 format and must be printed according to the
 guidelines attached. Failure to do so may result in distortions of scale

4.28ha Land North West Rearsby Bypass

East Goscote : UPRN 2388

Approx Scale 1:2500 @ A3 Landscape

Compiled by J. Sproston
 5 January 2010



Property Services
 Corporate Resources Department
 County Hall, Glenfield,
 Leicester, LE3 8RE
 Tel: 0116 232 3232

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