

Freehold With Vacant Possession on Completion

A VALUABLE ENCLOSURE OF PASTURE LAND

Situated at

HARBOROUGH HILL ROAD STOCKERSTON LEICESTERSHIRE

The land comprises one enclosure of pasture land situated at Stockerston Cross Roads and has long frontage to Harborough Hill Road and Horninghold Road. The land offers good livestock or horse grazing and could be brought into arable rotation if desired (subject to consent).

**The Land comprises NG No. 6348 and extends to a total area of
6.20 ACRES
(2.51 Hectares) or thereabouts**

For Sale by Private Treaty as a Whole

**Price Guide £42,000
(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, the plan is marked with boundary ownership to the best of the vendors knowledge.

Single Farm Payment

Single Farm Payment Entitlements are not included in the sale but may be available by separate negotiation after completion.

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).

Local Authorities

Harborough District Council, Council Offices, Adam & Eve Street, Market
Harborough, Leicestershire LE16 7AG. Telephone (01858) 821100

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.

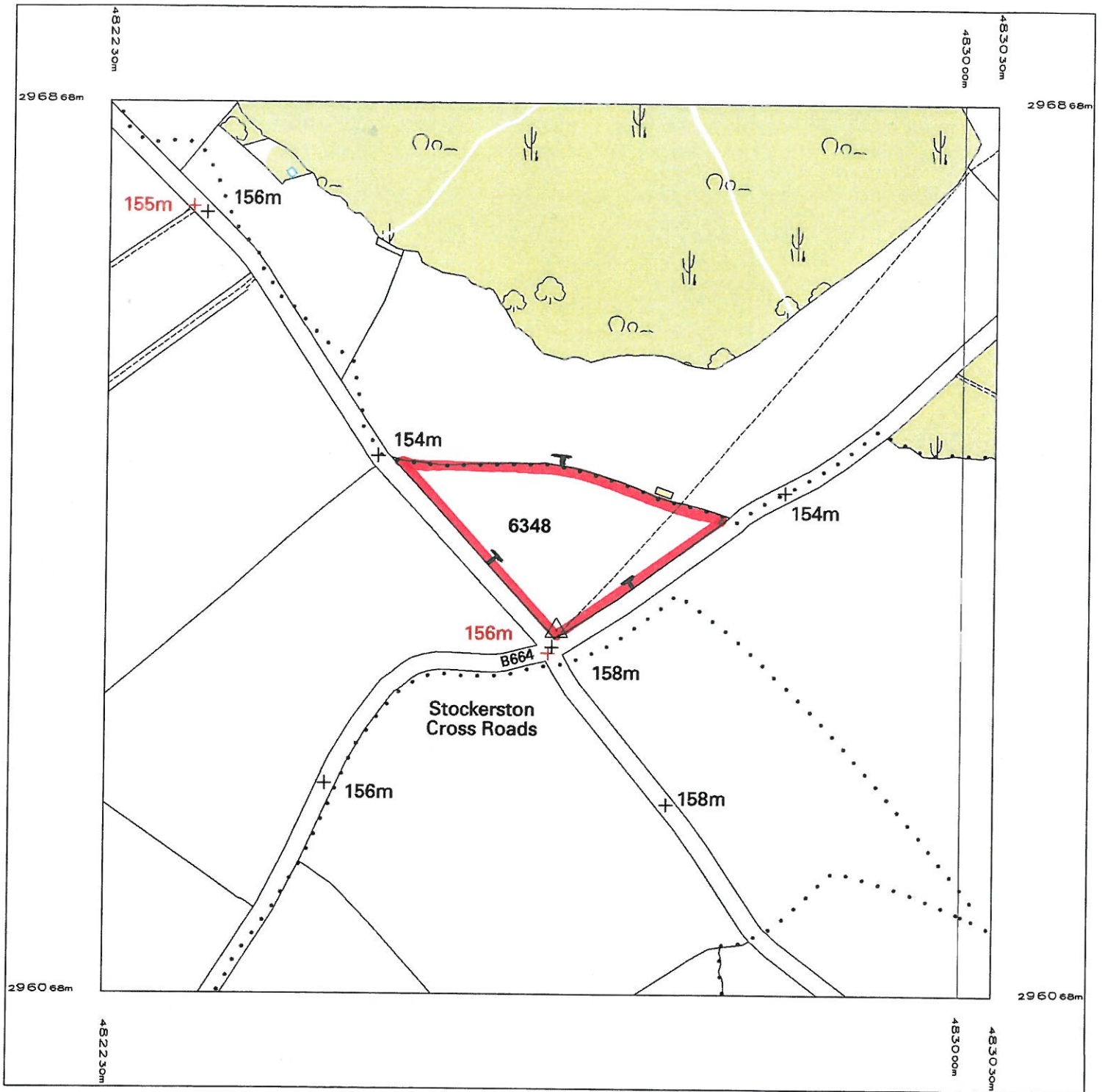
Viewing

The land may be viewed at any reasonable daylight hour on foot only by persons in possession of the Sale Particulars.

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 contract 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.



Land at Stockerston Leicestershire

Scale: 1:5000
For Identification Purposes Only

PRODUCED FROM THE ORDNANCE SURVEY MAP WITH
THE PERMISSION OF THE CONTROLLER OF H.M.S.O.
CROWN COPYRIGHT RESERVED LICENCE No. ES100003850

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