

# EALANE & SONS

CHARTERED SURVEYORS

## LAND AT SHAWELL

CATTHORPE ROAD | LUTTERWORTH | LE17 6AQ



A most attractive and valuable parcel of Pasture Land extending to a total area of 2.06 acres (0.84 hectares) situated to the south of the sought after village of Shawell with road frontage from Catthorpe Road.

**Guide price £70,000**

# LAND OFF CATTHORPE ROAD | SHAWELL | LUTTERWORTH | LE17 6AQ

## Description

The land comprises a most attractive enclosure of permanent pasture land conveniently situated on the southern edge of the village of Shawell with gateway access off the Catthorpe Road extending to a total area of 2.06 acres (0.84 hectares).

The sale of this land offers a very rare opportunity to purchase a convenient sized block of land suitable for amenity, livestock or equestrian purposes in this very popular South Leicestershire village.

## Tenure

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

## Development Uplift Clause

The land will be sold subject to an uplift clause whereby if planning permission is granted on the land for any use other than agricultural or equestrian then 50% of the uplift in value will be payable to the vendor or their successors in title for 25 years from the date of legal completion.

## Sporting, Mineral and Timber Rights

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

## 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.

## Viewing

On foot only at any reasonable time with a copy of these particulars.

## Local Authorities

Harborough District Council Tel: 01858 828 282

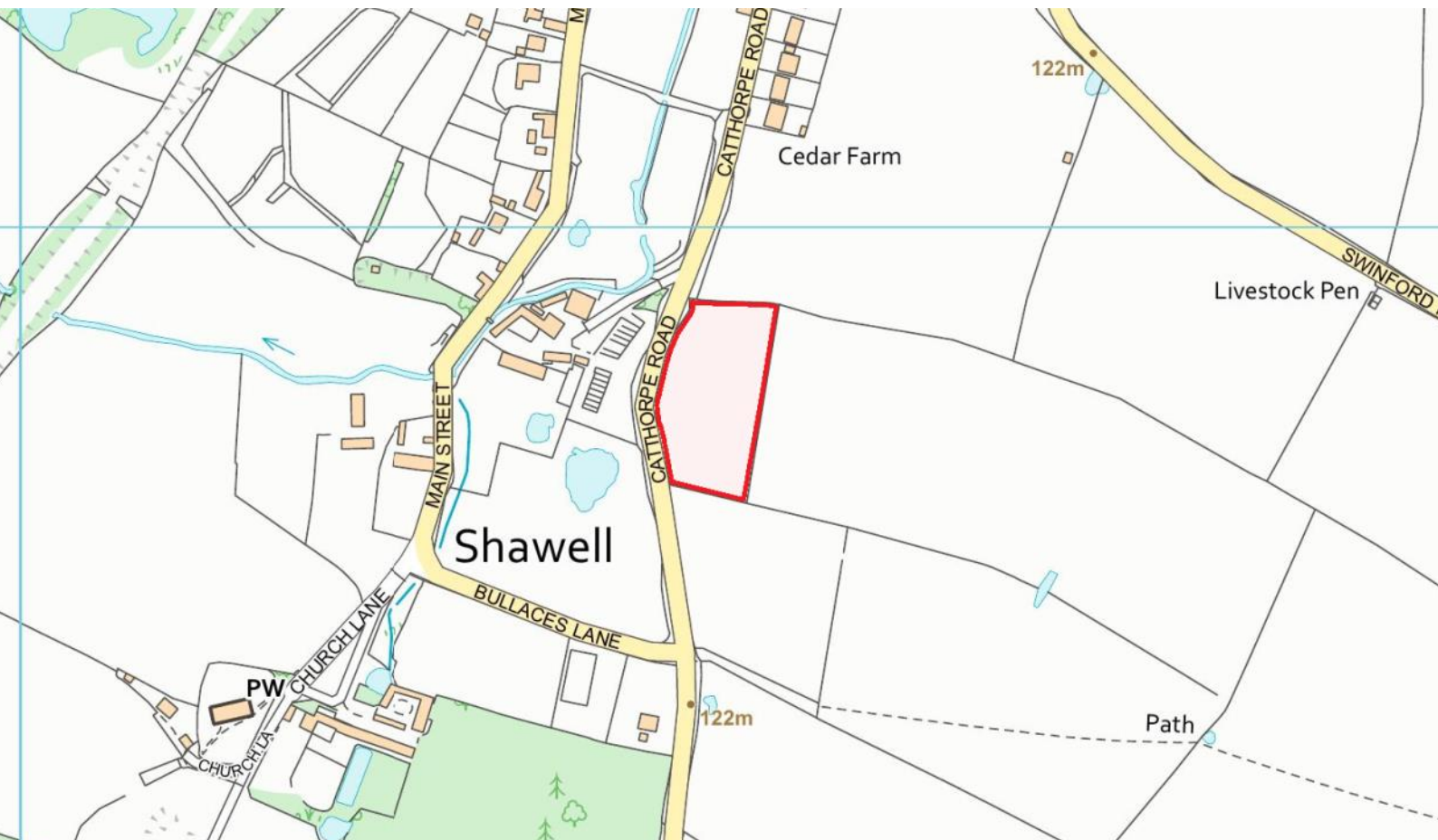
Leicestershire County Council Tel: 0116 232 3232

## Contacts

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# 0116 233 6433

[www.ealane.com](http://www.ealane.com)

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

1. Prospective purchasers should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers 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 are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
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6. 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 to confirm that these have been dealt with properly and that all information is correct.