

EALANE & SONS

CHARTERED SURVEYORS

LAND AT COPLOW LANE

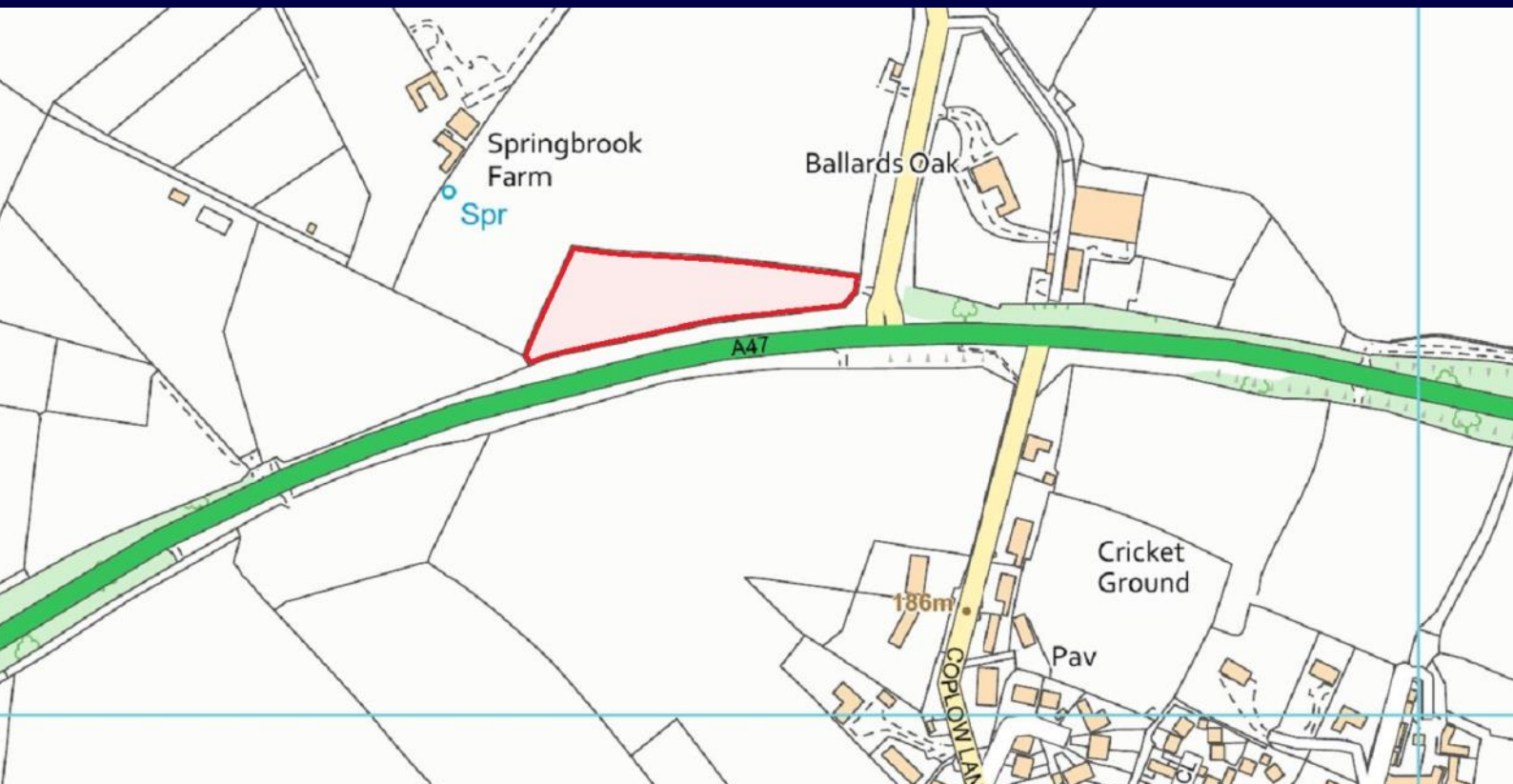
BILLESDON | LEICESTERSHIRE | LE7 9AD



A single enclosure of pasture land
extending to a total area of 1.80 acres (0.72 hectares)
with gated access off Coplow Lane

Guide price £38,000

LAND AT COPLOW LANE | BILLESDON | LEICESTERSHIRE



Description

The land comprises a single enclosure of pasture land conveniently situated to the north of the village of Billesdon, Leicestershire located off Coplow Lane.

The enclosure extends to 1.80 acres (0.72 hectares) and is permanent pasture of feeding quality.

The sale of this field offers a rare opportunity to purchase a convenient sized area of pasture land which offers excellent livestock or equestrian grazing.

Tenure

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

Services

Mains water is available but is currently not connected.

Basic Payment Scheme

The land is registered under the Basic Payment Scheme (BPS) and the relevant number of Entitlement are not included in the sale but are available if required by separate negotiation.

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
Severn Trent Water Authority Tel: 0800 783 4444

Contacts

Graham Nichols BSc (Hons) AssocRICS
Tel - 0116 233 6433
Email - graham@ealane.com

0116 233 6433

100 Regent Road, Leicester LE1 7DG
sales@ealane.com

www.ealane.com

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

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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.
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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.

E A Lane & Sons Ltd Company Registration No. 7957058 Registered office: 100 Regent Road, Leicester, LE1 7DG.