

EALANE & SONS

CHARTERED SURVEYORS

LAND AT FOXTON

FOXTON ROAD | MARKET HARBOROUGH | LE16 7QZ



A Valuable Block of Pasture Land
extending to a total area of 22.38 acres (9.07 hectares)
situated to the south of the sought after village of Foxton
with road frontage to Foxton Road, Gumley Road and Gallowfield Road.

Guide price £200,000

Description

The land comprises a compact block of permanent pasture land conveniently situated to the south of the village of Foxton with extensive road frontages to Foxton Road, Gumley Road and Gallowfield Road and extends to a total area of 22.38 acres (9.07 hectares).

There is a useful Livestock Loading Pen adjoining the Gumley Road and the land has the benefit of mains water supply to drinking troughs.

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.

Countryside Stewardship Scheme

The land is in a Countryside Stewardship Scheme which expires in 2028 which may be transferable subject to eligibility.

Tenure

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

Viewing

On foot only at any reasonable time with a copy of these particulars. Please be aware there may be Livestock on the land.

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.

Local Authorities

Harborough District Council Tel: 01858 828 282

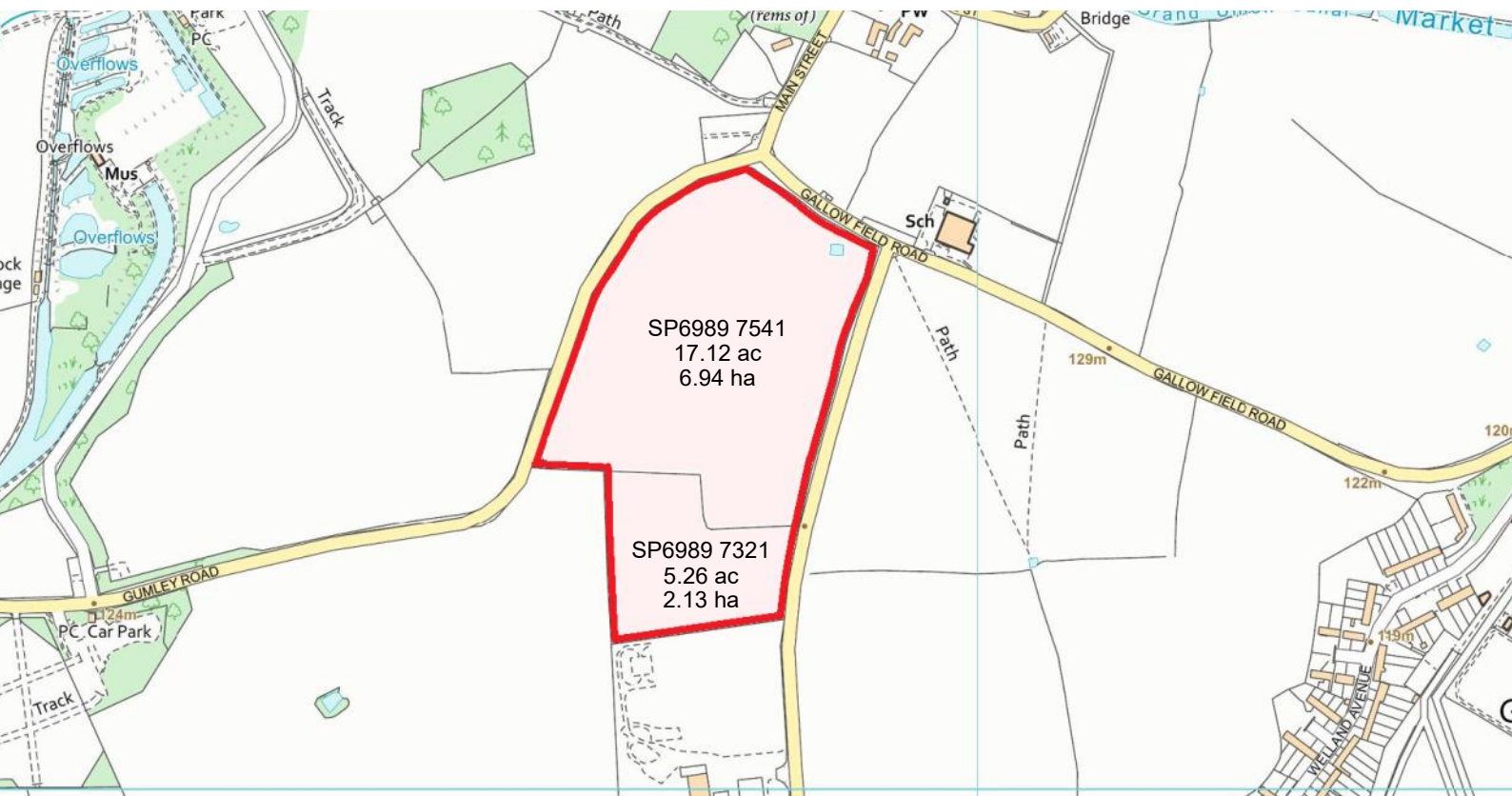
Leicestershire County Council Tel: 0116 232 3232

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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.

4. No person in the employment of E A Lane & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors.

5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.

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.