



Peace Hill Farm

Horse Hill, Goadby, Leicestershire

E A LANE & SONS

CHARTERED SURVEYORS

Peace Hill Farm
Horse Hill
Goadby
Leicestershire
LE7 9EE

An extremely rare opportunity to purchase an equestrian property known as Peace Hill Farm with stable block, yard, timber cabin, garden area and pasture land with the whole extending to a total area of approximately 1.93 acres located in the very sought after area of Goadby, Leicestershire.

Guide Price
£180,000

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100 Regent Road, Leicester, LE1 7DG
0116 233 6433 | www.ealane.com | sales@ealane.com

Description

Peace Hill Farm offers a very rare opportunity to purchase an equestrian property in the sought after area of Goadby, Leicestershire which comprises a timber built L shaped stable block, concrete yard, several hay and straw store sheds, timber cabin, very attractive garden area and pasture land which is split into several enclosures with the whole extending to approximately 1.93 acres.

The property is situated to the south of the village of Goadby with security gate access off a shared private driveway from Horse Hill Road which leads to a central concrete yard area providing access to the stable block, the land, store sheds and side access to the cabin and an attractive garden area.

The stable block is of timber construction with concrete floor and a recently refurbished roof and offers three stables and a tack / feed room. The tack / feed room measures approximately 3.6m x 3.5m and there is a large corner stable which measures 4.7m x 4.7m and a further two stables measuring 3.4m x 3.4m respectively.

The timber cabin measures 7.2m x 6m and offers ample storage and shelter.

There is a further hay store / stable measuring 5m x 3.5m, a part open fronted store measuring 3.8m x 3.5m and a side store measuring 3.4m x 3.4m, all of which benefit from a concrete front apron.

Tenure

The land is Freehold and Vacant Possession will be given on completion.

Services

The property is connected to a mains electricity supply and water is from a pumped spring system.

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.

Overage Clause

The property will be sold subject to an Overage on any future non-equestrian and non-agricultural development. If planning permission is granted for any use other than equestrian or agricultural use then 30% of the uplift in value will be payable to the Vendor(s) or their successors in title for 25 years from the date of legal completion. If any development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or changes to the regulations then this will also be a trigger event for Overage.

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 and measurements are for identification purposes only. Should there be any discrepancy between these sale particulars and the General and the Specific Conditions of Sale, the latter shall prevail. Areas used are from National Grid Numbers and are not guaranteed.

Sporting, Mineral and Timber Rights

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

Viewing

Strictly by appointment only through the selling Agents.

Local Authorities

Harborough District Council

Tel: 01858 828 282

Leicestershire County Council

Tel: 0116 232 3232

Contacts

E A Lane & Sons Ltd

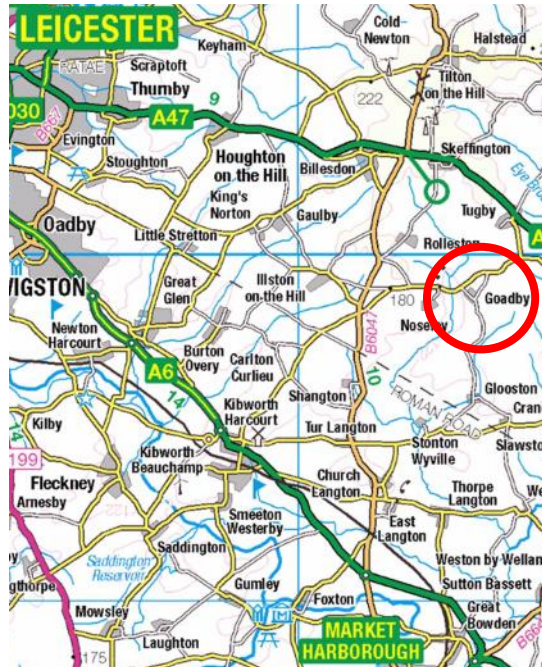
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E A Lane & Sons for themselves and the vendors of this property whose agents they are give notice that:-

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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. 07957058. Registered office: 100 Regent Road, Leicester, LE1 7DG.

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