E A Lane & Sons

Chartered Surveyors

Established 1905

LAND AT KIBWORTH

HARBOROUGH ROAD | KIBWORTH BEAUCHAMP



A rare opportunity to purchase an attractive enclosure of Pasture Land
adjacent to Kibworth Beauchamp
extending to a total area of 2.24 acres (0.90 hectares)
situated off the Harborough Road (A6) with good roadside access.

Guide Price £60,000

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

LAND AT HARBOROUGH ROAD | KIBWORTH BEAUCHAMP | LEICESTERSHIRE | LE8 0RD

Description
The land comprises an enclosure of permanent pasture conveniently situated to the east of the village of Kibworth Beauchamp with good access off Harborough Road (A6) and extends to a total area of approximately 2.24 acres (0.90 hectares).

The land has the benefit of a mains water supply to a drinking trough and the railway runs adjacent to the land on the northern boundary.

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

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

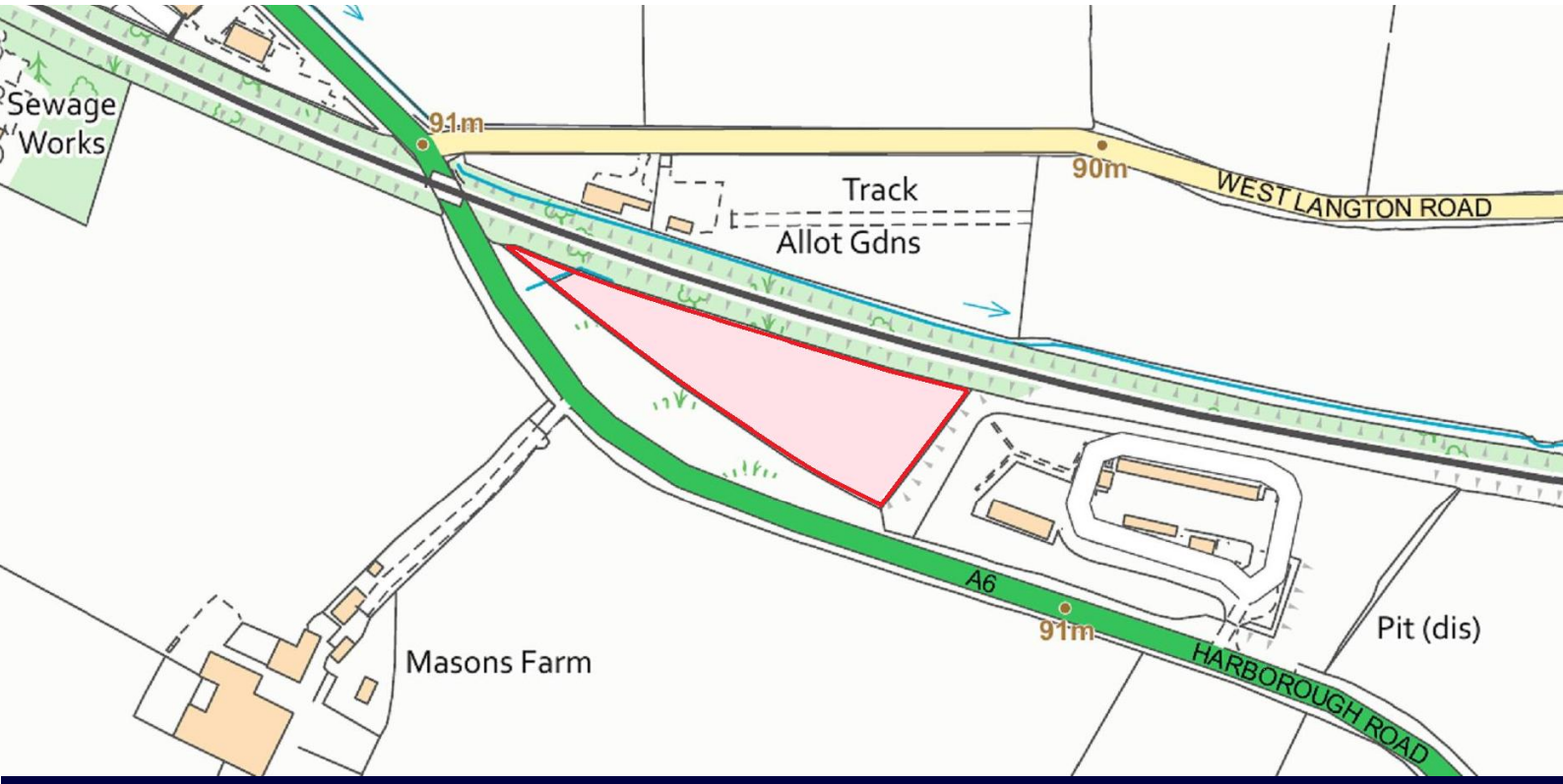
Viewing
On foot only at any reasonable time with a copy of these particulars. Please be aware there may be Livestock on the land and the gate will remain padlocked at all times.

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

Contacts
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Email - graham@ealane.com



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www.ealane.com

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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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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.
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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.
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