



FOR SALE

Bakewells Ln

A512

Moor Ln

PADDOCK LAND

Land off Moor Lane, Coleorton, Leicestershire, LE67 8HH

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An opportunity to acquire approx. 3.39 acres (1.37 ha) of well drained paddock land with associated stabling for 3 horses and good off-road access

LOCATION

The land is in close proximity to the villages of Coleorton, Peggs Green and Thringstone and is easily accessible from a number of other larger conurbations including Ashby, Coalville and Loughborough.

DESCRIPTION

The land comprises a block of pasture land, subdivided into pony paddocks, lying to the south of Loughborough Road (A512) and to the north of Moor Lane. Access can be taken from either road with the better access from the quieter Moor Lane.

The land benefits from water and is well fenced on all sides to provide a secure stock proof parcel. A number of attractive parkland trees are located within the site.

TENURE

The land is offered freehold with vacant possession available on completion.

VALUE ADDED TAX

Exemption to charge VAT has not been waived and VAT will therefore not be charged on the purchase price.

METHOD OF SALE

The site is offered for sale as a whole by Private Treaty. All bids should be provided to Mather Jamie Ltd in writing using the details provided.

OVERAGE

It is understood that an overage is in place to the previous owners. Further details of which can be provided in due course and on request.

FLOOD RISK ASSESSMENT

A Flood Risk Assessment and Sustainable Drainage Strategy were submitted with the outline application. The FRA confirms that the site lies within Zone 1 of the EA's Flood Map for Planning (indicating a <0.1% annual probability of flooding).

ACCESS AND HIGHWAYS

The land provides for two vehicular access points (off Loughborough Road and Moor Lane).

SERVICES

Water is available to the land. We understand that there is currently no electrical connection.

WAYLEAVES, COVENANTS, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

It is understood that a public footpath runs along the western boundary of the site.

LOCAL AUTHORITIES

North West Leicestershire District Council
Website: www.nwleics.gov.uk
Tel: 01530 454545

VIEWINGS

Any person may view the site during daylight hours with a copy of these particulars to hand. Neither the vendors nor the agents are responsible for the safety of those viewing the

property, and any persons taking access do so entirely at their own risk.

ENQUIRIES

For further information with regard to the site, please contact: -

Agent: **Mather Jamie Ltd;** 3 Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

Contact: **Hamish Byers**
Tel: 07917 851024
E-mail: hamish.byers@matherjamie.co.uk

AGENTS' NOTE

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide.

PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:-

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. We do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations, or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.

