



Land at Ulverscroft

Priory Lane, Charnwood Forest, Leicestershire

E A LANE & SONS

CHARTERED SURVEYORS

A MOST ATTRACTIVE BLOCK OF PASTURE AND ARABLE LAND

situated at

Priory Lane
Ulverscroft
Leicestershire
LE67 9PA

A rare opportunity to purchase
65.73 acres (26.60 hectares)
of pasture and arable land
situated in the favoured
Charnwood Forest area
of Ulverscroft, Leicestershire

Guide Price
£700,000

E A LANE & SONS
CHARTERED SURVEYORS

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

Description

The land comprises seven enclosures of productive pasture and arable land with gateway accesses on to Priory Lane.

The land is situated in the parish of Ulverscroft adjacent to Ulverscroft Priory in the much favoured Charnwood Forest Area.

The boundaries comprise a mixture of quickthorn, stone wall and post and wire fencing and is classified under the Natural England Agricultural Land Classification as Grade 3.

The land extends to a total area of 65.73 acres (26.60 hectares) or thereabouts as scheduled below:-

NG No.	Description	Acres	Hectares
5664	Arable (S.Barley)	15.22	6.16
4579	Pasture	7.73	3.13
3891	Pasture	7.98	3.23
3206	Pasture	7.83	3.17
2281	Pasture	10.44	4.22
3361	Pasture	8.08	3.27
3645	Pasture	8.45	3.42
Total		65.73	26.60

Tenure

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

Basic Payment Scheme

The land is registered under the Basic Payment Scheme (BPS) but the Entitlements are not included in the sale.

Services

Mains water is connected to several drinking troughs 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.

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 21 years from the date of completion.

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 is 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.

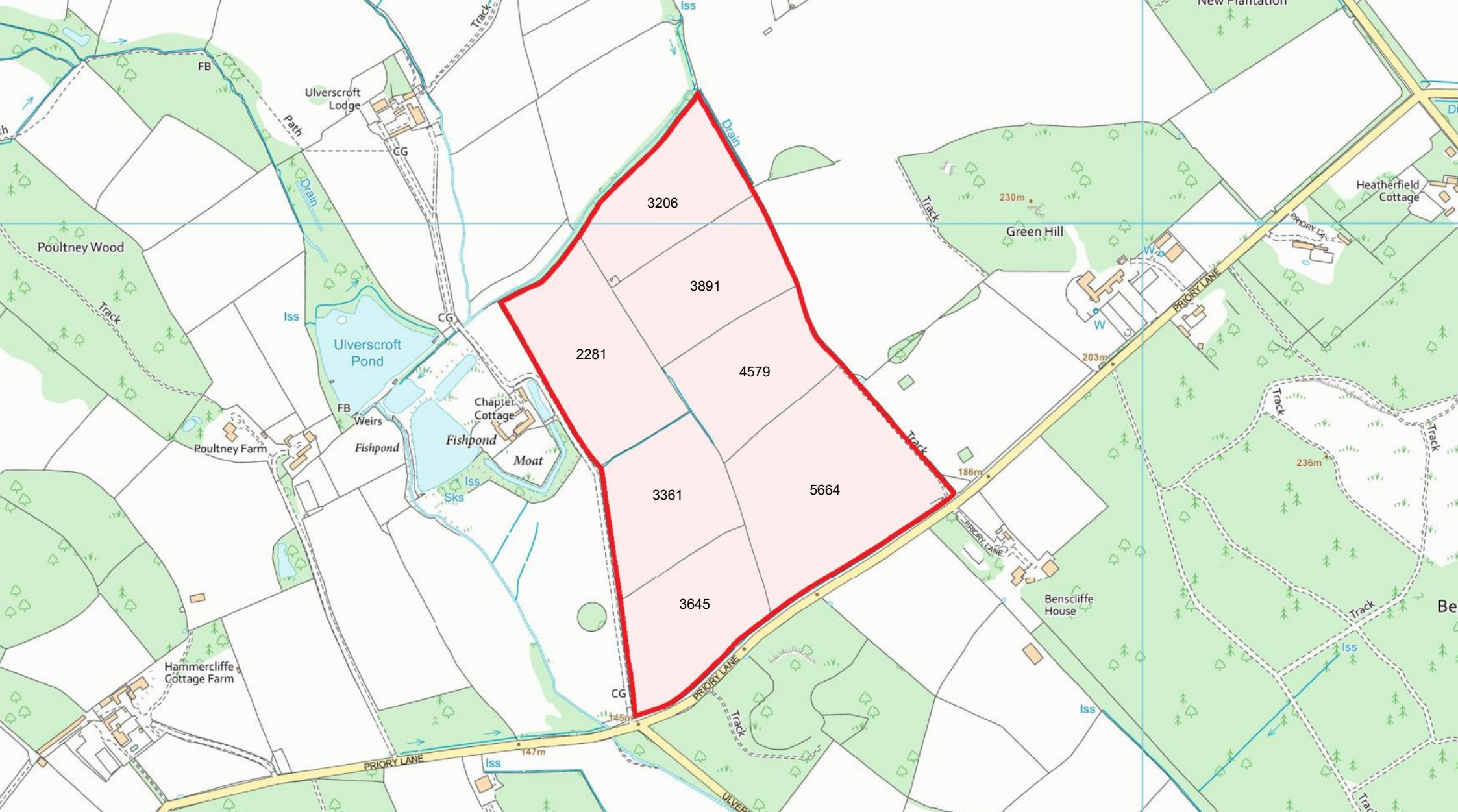
Viewing

On foot only at any reasonable time with a copy of these particulars.

Contacts

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





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.

E A Lane & Sons Ltd Company Registration No. 07957058 Registered office: 100 Regent Road, Leicester, LE1 7DG.

E A LANE & SONS
CHARTERED SURVEYORS