

# EALANE & SONS

CHARTERED SURVEYORS

## LAND AT MOWSLEY

THEDDINGWORTH ROAD | LEICESTERSHIRE | LE17 6NR

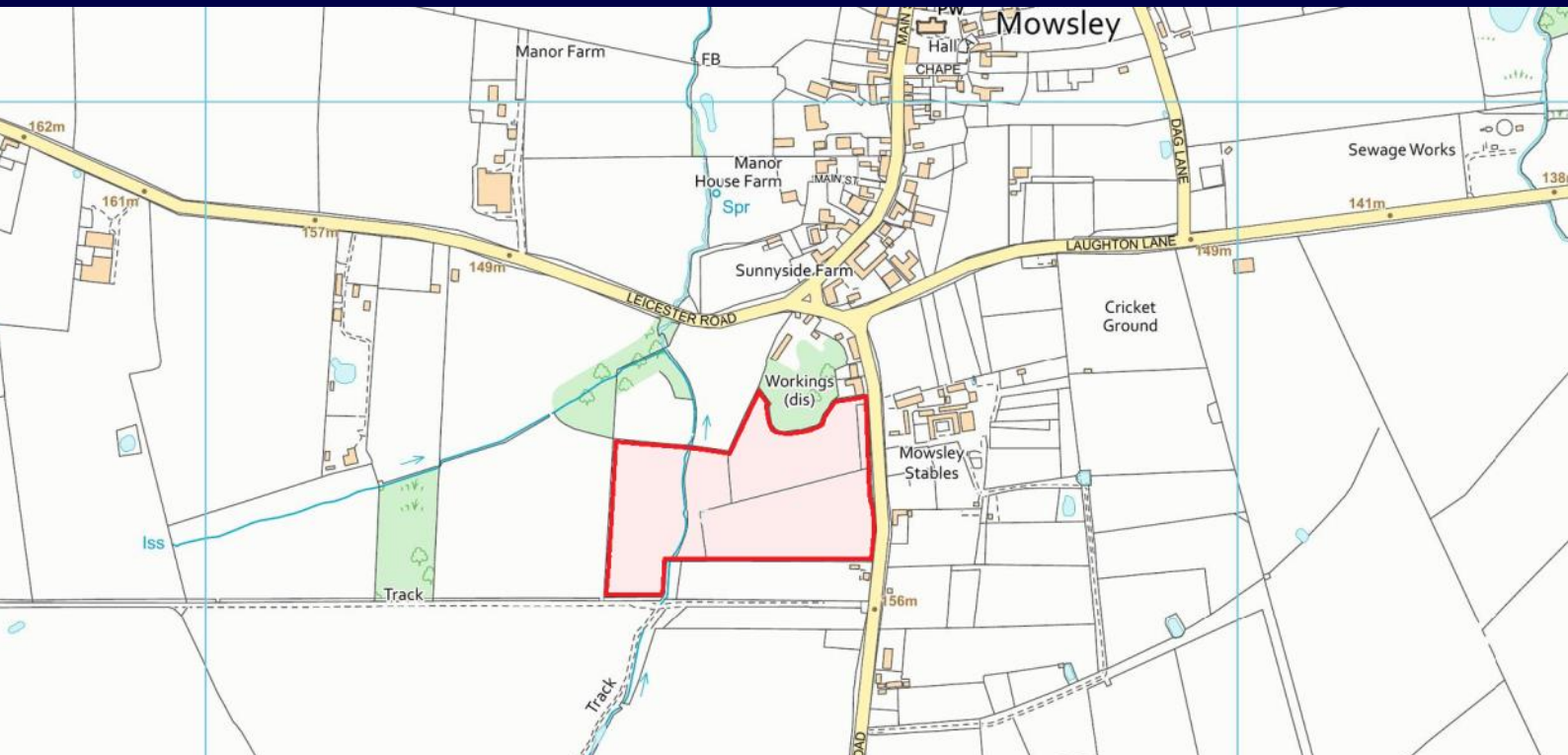


An attractive parcel of Pasture Land  
extending to a total area of 8.79 acres (3.56 hectares)  
with long road frontage to Theddingworth Road

**Guide price £100,000**



# LAND AT THEDDINGWORTH ROAD | MOWSLEY | LEICESTERSHIRE



## Description

The land comprises permanent pasture conveniently situated on the edge of Mowsley Village with gateway access off Theddingworth Road and extends to a total area of 8.79 acres (3.56 hectares) being OS numbers 5662 and 4207.

The sale of this land offers a rare opportunity to purchase a convenient size block of pasture land suitable for livestock or equestrian grazing in this popular area.

## Tenure

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

## Services

Mains water is connected to the land.

## 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 completion.

## Sporting, Mineral and Timber Rights

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

## Basic Payment Scheme

The land is registered under the Basic Payment Scheme (BPS) but the relevant number of Entitlement are not included in the sale but may be available if required by separate negotiation.

## 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.

There is a public footpath (Y42) crossing the land.

## Viewing

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

## Local Authorities

Harborough District Council Tel: 01858 828 282  
Leicestershire County Council Tel: 0116 232 3232

## Contacts

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