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LAND AT WANLIP, NR LEICESTER

17 acres (6.88 hectares)

Subject to Agricultural Holdings Act Tenancy

GUIDE PRICE £105,000

FOR SALE BY INFORMAL TENDER

Tender Date 5:00pm Monday 29th July 2013

GENERAL DESCRIPTION

The property extends to approximately 17 acres (6.88 hectares) of permanent pasture situated within one block to the South of village of Wanlip. The land is classified as Grade 4 on the agricultural land classification (provisional edition) and the soil type is Wick1 which is described as deep well drained coarse loamy and sandy soil.

LOCATION

The land is located to the south of the village of Wanlip as shown on the plan, approximately 4 miles north of Leicester and 8 miles south east of Loughborough.

METHOD OF SALE

The property is offered for sale by Informal Tender as a whole. Tenders are to be received in writing by 5:00pm Monday 29th July 2013.

A tender form is available upon request from Brown & Co.

TENURE AND POSSESSION

The property is offered for sale freehold subject to an existing Agricultural Holdings Act Tenancy, which is dated 18th June 1968. A copy is available from Brown & Co upon request, the current rent is £652 per annum. A notice has been served to review the rent with effect 29th September 2013.

ACCESS

The land is accessed via a right of way which adjoins the public highway.

SERVICES

There are no services connected to the property.

CLAWBACK

The Vendor will retain an interest in uplift in value following grants of planning permission for a period of 21 years amounting to 50% of the uplift.

RESTRICTIONS ON USE

The site may be subject to restrictions on uses which may be temporary or permanent and enquiries should be made with the vendors agents in this regard.

MINERALS

All minerals will be reserved to the Vendor but without power of working.

RESTORATION AND AFTERCARE LIABILITIES

Purchasers will, if the site is subject to on-going restoration and aftercare requirements, be required to complete the work in accordance with a scheme approved by the Mineral Planning Authority unless a satisfactory release of those obligations is obtained, whether by implementation and completion of permission for an alternative development or otherwise. A bond to secure an indemnity to the Vendor in relation to restoration obligations will be required.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

There is a sewer pipe crossing the southern extremity of the land. The property is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

HEALTH AND SAFETY

A number of the properties are regulated by the Quarry Regulations 1999 or other statutory provisions regarding Health and Safety. For Health and Safety reasons, viewing is strictly by appointment with the vendors agent.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

BOUNDARIES

The Vendor and the Vendor's Agents will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchase(s) will have to satisfy themselves as to the ownership of any boundaries.

PLANS AND AREAS

These have been prepared as carefully as possible and are based on the Ordnance Survey 1:2,500 scale plans. The plans are published for illustrative purposes only although they are believed to be correct, their accuracy is not guaranteed.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the selling agent, whose decision acting as expert of all boundaries and neither the Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof.

VALUE ADDED TAX

should any sale of the property as a whole or in lots or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

The Vendors intend to elect to opt to tax and VAT will be chargeable on all lots.

VIEWING

Viewing is strictly by appointment with the Vendor's agent.

CONTACT

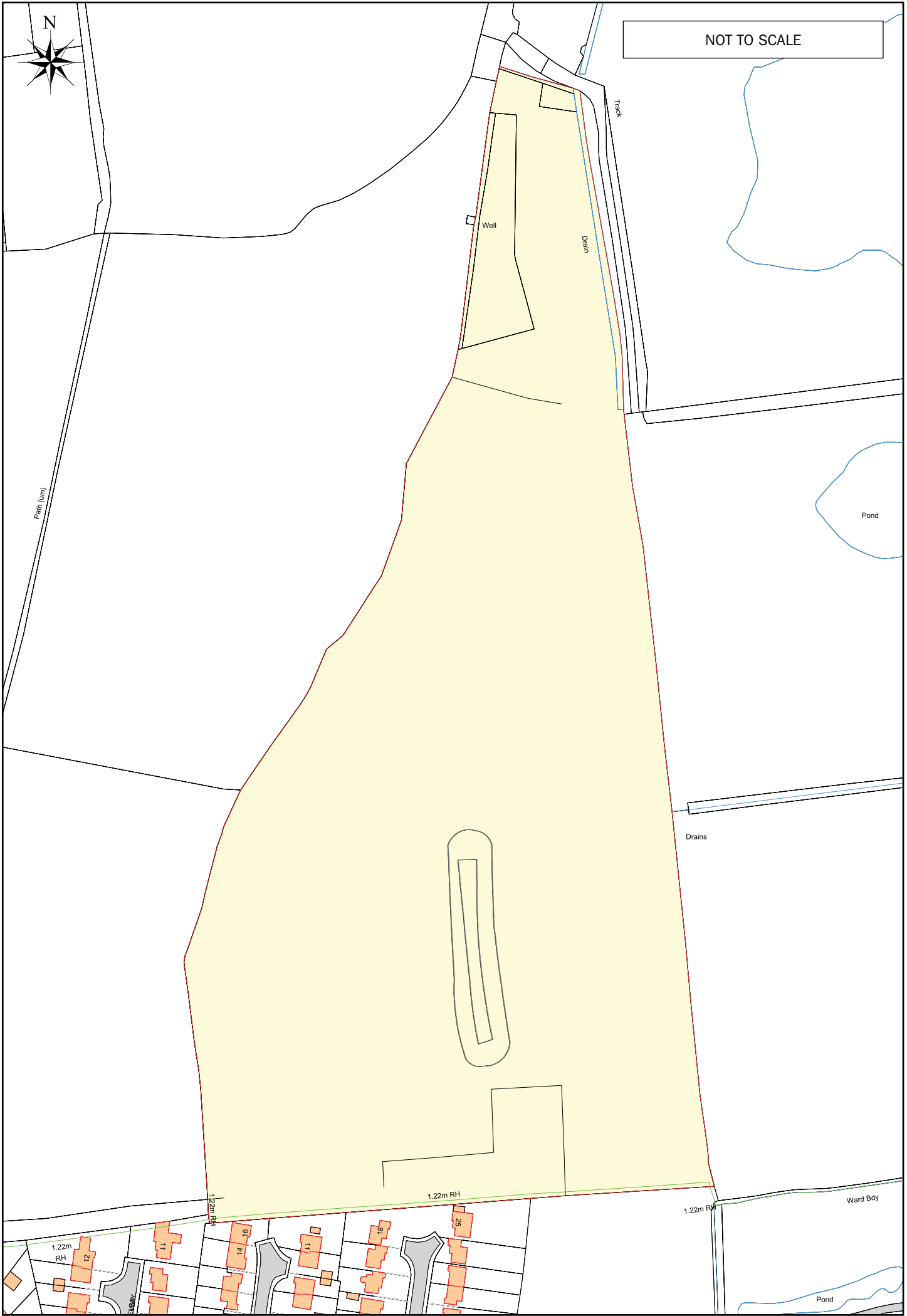
Ben Wills or Rebecca Lewis

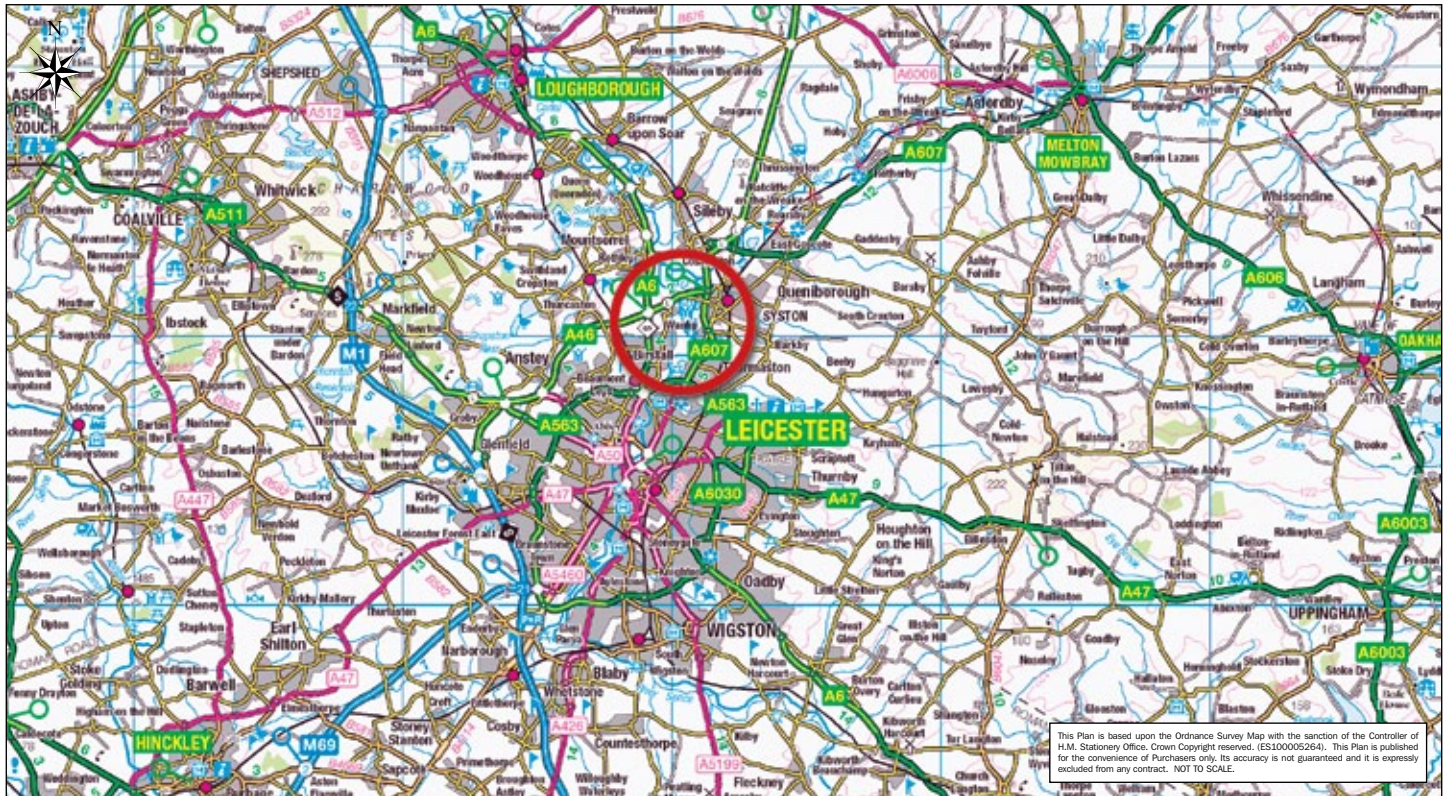
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