



## HOLWELL

18 acres of Traditional Pasture  
on the South side the Village

Guide Price  
£120,000 - £150,000

**THE LAND IS OFFERED FOR SALE BY  
PUBLIC AUCTION  
AS ONE LOT**

**THURSDAY 25<sup>th</sup> MAY 2017 at 6.30pm  
MELTON MOWBRAY MARKET  
SCALFORD ROAD, MELTON MOWBRAY, LE13 1JY**

Viewing is strictly by appointment with  
the sole agents.

**Tel: 01664 560181**

**[www.shoulers.co.uk](http://www.shoulers.co.uk)**

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers







# General Information

**DESCRIPTION:** The land lies to the south side of the Village Street in Holwell. Two undulating traditional pasture fields, used for grazing and haymaking.

Pt 4756 8.20 Acres est  
4127 10.37 Acres  
18.57 Acres (7.51 Ha)

These fields are principally bounded by hawthorn hedges with a number of mature hedgerow trees.

**TENURE:** The land is offered freehold and vacant possession will be given on legal completion.

**LOTING:** The land is offered for sale as a single Lot.

**RIGHTS OF WAY:** A number of public footpaths cross the land.

**ACCESS:** The main access to the land is along the track leading from the Village Street to rear of the church.

**EASEMENTS/WAYLEAVES:** The land is sold subject to any existing wayleaves and easements.

**SPORTING & MINERAL RIGHTS:** These rights are in hand and included in the sale, in so far as they are owned.

**BASIC PAYMENT SCHEME:** The land is registered for the Basic Payment Scheme.

**ENTITLEMENTS:** Entitlements will be available to an interested purchaser by separate negotiations.

**SERVICES:** The land has mains water, there are one or two troughs.

**VIEWING:** At any reasonable time with these particulars in hand. PLEASE SHUT ALL GATES.

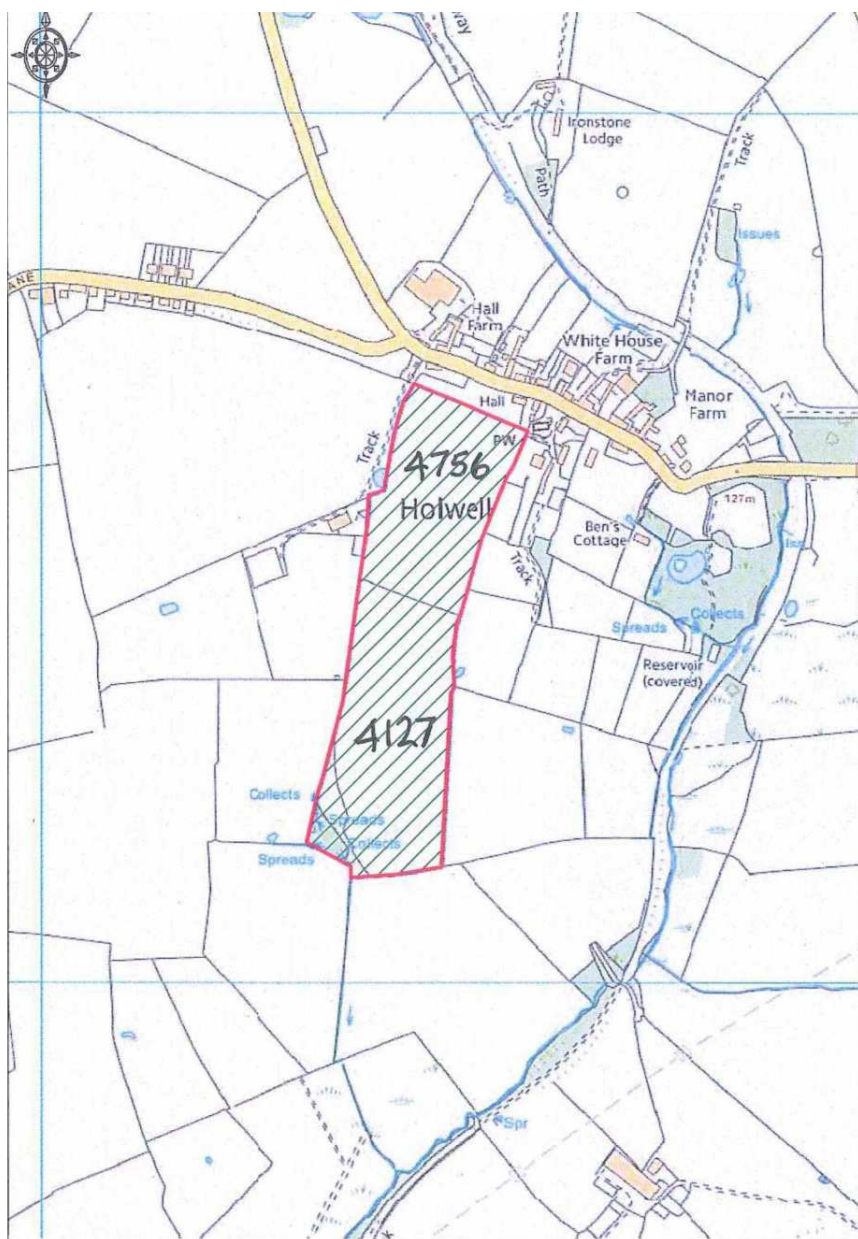
**SOLICITORS:** Mrs G Parkinson, Latham & Co, 15 High Street, Melton Mowbray, Leicestershire, LE13 0TX.  
Tel: 01664 563012

**PLAN:** The plan is Crown Copyright and for identification purposes only.

**GUIDE PRICE:** This is an indication of a seller's expectation at auction at the time of preparation of these particulars, and is given as a single figure or a range. This is not necessarily the amount that a property will sell for, and it may change prior to the auction.

**RESERVE PRICE:** The property is likely to be subject to an undisclosed reserve price below which the property cannot be sold at auction. The figure may be higher or lower than the guide price and will reflect the amount of interest in the property prior to auction.

**CONDITIONS OF AUCTION:** The property will be sold subject to Special and General Conditions of Sale, which may be inspected (a) on the Auctioneers Website home page ([www.shoulers.co.uk](http://www.shoulers.co.uk) select Auction Legal documents) during the seven days before the day of sale and also (b) in the sale room at the time of sale. The buyer shall be deemed to have notice of such conditions and of all the terms thereof, whether he shall have inspected the Conditions or not.



**Promap**  
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**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Advisor. References to the Tenure of the property are based on the information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.