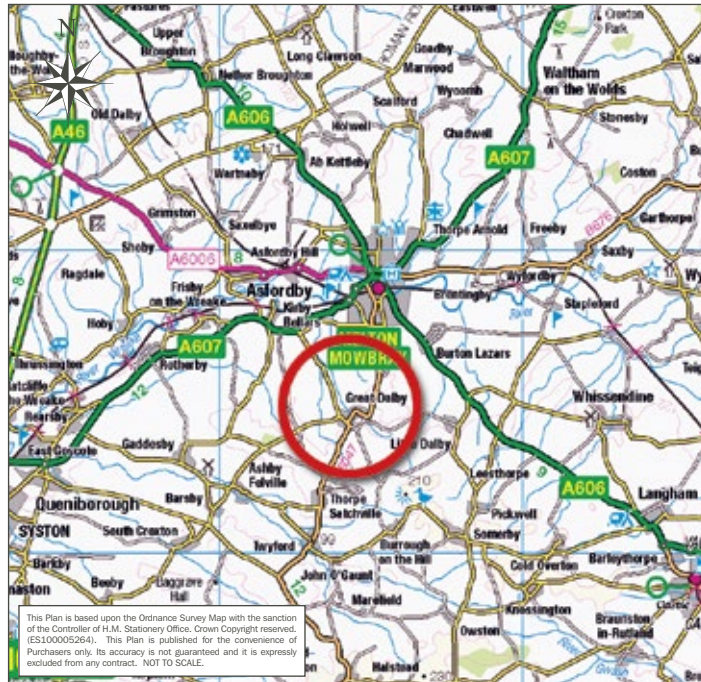
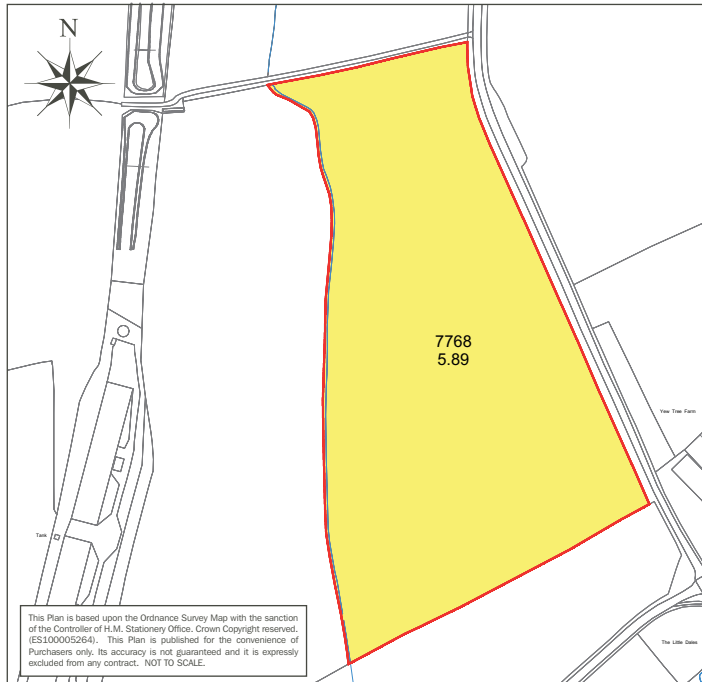




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LAND AT GREAT DALBY, MELTON MOWBRAY

GUIDE PRICE £120,000

5.89 HECTARES (14.55 ACRES) OF PRODUCTIVE PASTURE

For Sale by Private Treaty



INTRODUCTION

The land extends to a total of 5.89 hectares (14.55 acres) or thereabouts of productive pasture and is offered for sale by Private Treaty as a whole.

The land is let on a grazing licence which terminates on 31st October 2017.

LOCATION

The land is located to the North West of the village of Great Dalby, Leicestershire. The village is approximately three miles south of the market town of Melton Mowbray.

The land is accessed from Kirby Road.

DESCRIPTION

The land is classified as Grade Three and the soil type is known as 'Hanslope' which is described as being slowly permeable calcareous clayey soils.

LAND SCHEDULE

Field Number	Hectares	Acres
SK7314 7768	5.89	14.55
TOTAL	5.89	14.55

GENERAL REMARKS AND STIPULATIONS

TENURE AND METHOD OF SALE

The property is offered for sale freehold with vacant possession being available on the expiry of the grazing licence, 31st October 2017.

The property is offered for sale by Private Treaty as a whole.

BASIC PAYMENT SCHEME

The Basic Payment Scheme entitlements are included within the sale. When the transfer window opens the commensurate number of entitlements to match the claimable area will be transferred to the Purchaser(s). The transfer of entitlements will be undertaken by Brown & Co.

The Vendor will retain the benefit of the 2017 Basic Payment Scheme Claim.

CROSS COMPLIANCE

The Purchaser(s) will take over the cross compliance obligations on completion and will indemnify the Vendor or claimant against any non-compliance which results in penalty or reduction in the Vendor's payments under the Basic Payment Scheme.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid 1:2,500 scale plans. The plans are

published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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.

There is an electricity wayleave and a public footpath crossing the land.

SPORTING, MINERALS AND TIMBER RIGHTS

Sporting rights, mineral rights and timber rights will be included within the freehold in so far as they are owned by the Vendor.

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 shall be final. The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's agents will be responsible for defining the boundaries or the ownership thereof.

SERVICES

The land benefits from a mains water connection.

FIXTURES AND FITTINGS

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

VALUE ADDED TAX

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

VIEWING

Viewing is strictly by prior appointment only through the Vendor's agent.

CONTACT

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IMPORTANT NOTICES Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in July 2017.