



HOSE

Harby Lane, LE14 4JR

7.82 Acres of Traditional Pasture

**THE LAND IS OFFERED FOR SALE
BY PRIVATE TREATY
AS A WHOLE OR PART ONLY**

Tel: 01664 560181
www.shoulers.co.uk

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



General Information

DESCRIPTION: The land lies to the north-east side of the village of Hose. Two parcels of traditional pasture are offered for sale totalling approximately 7.82 acres and would be ideally suited to equestrian use.

It is currently used for grazing and is principally bounded by hawthorn hedges.

SCHEDULE

<u>Field Number</u>	<u>Size (Acres)</u>
0046	4.27
1749	3.55
<u>TOTAL</u>	<u>7.82</u>

TENURE: The land offered freehold with vacant possession on completion.

ACCESS: There is direct vehicular access from Harby Lane.

RIGHTS OF WAY: There are no known rights of way over the land. A bridleway runs the other side of the eastern boundary.

SERVICES: There is an electricity supply to the site which is currently disconnected.

There is a metered water supply which feeds a single water trough.

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

BASIC PAYMENT SCHEME: The land is registered for the Basic Payment Scheme. The entitlements are in hand and are available by separate negotiation.

CROSS COMPLIANCE: The purchaser(s) will take over the cross compliance obligations on completion and will indemnify the vendor for any non-compliance penalty or reduction that may occur after the completion date until 31st December 2019.

SPORTING, TIMBER & MINERAL RIGHTS: All mineral, timber and sporting rights are believed to belong and if so are included in the sale.

PLANNING: The land is subject to any adopted policies within the Melton Borough Council Local Plan. Interested parties are advised to make their own enquiries with Melton Borough Council.

OVERAGE & COVENANTS: There are currently no known covenants over the land

The land will be sold with an overage for any development (other than agricultural or equestrian buildings) and this will apply to any residential development (including but not limited to any residential element linked to agricultural or equestrian uses) or commercial development. The rate will be 30% for 50 years from the completion date.

VIEWING: At any reasonable time with particulars in hand.

SOLICITORS: Philip J Hammond & Sons, 47 Friar Lane, Leicester LE1 5QX

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

VAT: The seller has not waived his exemption thus no VAT will be payable on the purchase price.

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