



SANSOM HAMILTON & Co
Chartered Surveyors & Property Consultants

FOR SALE

PADDOCK LAND OFF

MOIRA ROAD, ASHBY DE LA ZOUCH

0.16 hectares (0.41 acres)



GUIDE PRICE: OFFERS OVER £15,000



Agricultural

Commercial

Development

Residential

The Estate Office, Barns Heath Farm, Appleby Magna,
Swadlincote, Derbyshire DE12 7AJ

Tel: 01530 272791

Email: enquiries@sansomhamilton.co.uk www.sansomhamilton.co.uk



LOCATION

The land is located approximately 1.2 miles west of the centre of Ashby de la Zouch in an area known as Shellbrook. The field lies to the north of Moira Road.

DESCRIPTION:

An area of grassland extending to 0.41 acres or thereabouts which is generally level with road frontage and access on to Moira Road. A timber shed extending to approximately 9.7m x 5.8m is located in the site which requires some repair and improvement.

Please note the shed may contain asbestos within the roof sheets.

SERVICES:

No mains services are connected. Prospective purchasers are advised to make their own enquiries as to the availability of services.

OVERAGE:

The land will be sold subject to an overage clause whereby 40% of any uplift in value upon a grant of any permission for uses other than for agricultural or equestrian on the property will be payable to the vendors or their successors. The clause is to run for 30 years.

VIEWING:

During daylight hours in possession of a set of sale details.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS:

The property is to be sold subject to all rights of way, wayleaves and easements whether or not they are defined in these particulars.

SPORTING RIGHTS AND MINERAL RIGHTS:

The sporting rights and mineral rights are to be included where owned.

TENURE AND POSSESSION:

The property is understood to be freehold.

IMPORTANT NOTICES

Sansom Hamilton & Co recommend that purchasers satisfy themselves as to the tenure of this land and we recommend they consult a legal representative such as a solicitor appointed in their purchase. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed, and they do not form part of any contract. Details prepared October 2021



All enquiries: 01530 272791

Email: enquiries@sansomhamilton.co.uk