



Allotment Garden Land Waltham Road,  
Branston, Leicestershire, NG32 1RY

Guide Price £100,000  
Tel: 01949 836678

 RICHARD  
WATKINSON  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

\*\* GARDEN/ALLOTMENT LAND \*\* APPROX. 0.305 OF AN ACRE \*\* MAINS POWER \*\* TIMBER SHED & GARDEN ROOM \*\* RAINWATER HARVESTING & COMPOSTING TOILET \*\* GATED ACCESS \*\*

An interesting opportunity to acquire an unusual parcel of garden / allotment land located on the fringes of this highly desirable Vale village. The plot extending to approximately 0.305 of an acre (1,235sq.m.) is enclosed to all sides by established boundaries and has been beautifully maintained encompassing timber cabin with adjacent open fronted seating area and log store, eco friendly composting toilet, mains power and rainwater harvesting tanks of over 1,000 litres.



The slightly elevated site affords superb panoramic view across open fields and is an idyllic sanctuary to escape every day life. With gated access onto a generous driveway, additional storage shed and patio leading onto a mainly lawned area with raised borders and established trees and shrubs. It currently provides a wonderful outdoor space with maybe even long term potential.



## TIMBER CABIN

14'1" x 11'4" (4.29m x 3.45m)



An attractive timber cabin having solid fuel stove and double doors leading onto a decked seating area with timber pergola.

Adjacent to this is an open fronted seating area and, in turn:

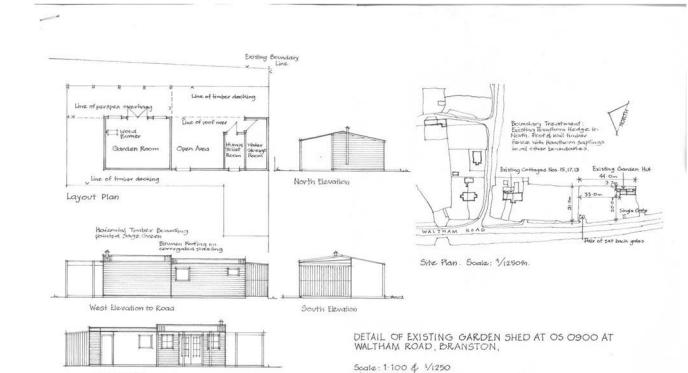


## WOOD STORE

14'2" x 13'8" (4.32m x 4.17m)



Useful wood store with adjacent Humus composting toilet.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers