



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

Guide Price £100,000

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

A 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:

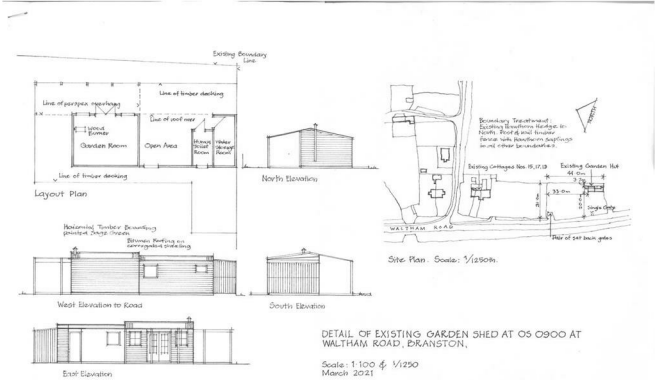


WOOD STORE

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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