



## Thurnby Lane

Leicester, LE2 2FP

**Guide Price £59,000**



\*\*\*\*For sale by Public Auction on 18th June 14.00. Register to bid\*\*\*\*

A parcel of freehold amenity land in the sought-after village of Stoughton. Potential for residential development, subject to obtaining the necessary planning consent.

The land extends to approximately 0.146 acres with a road frontage within the curtilage of the village. Bounded by natural hedge frontage, the plot is level and is mainly grassed with trees and bushes.

Excellent development potential.

[www.auctionhouse.co.uk/leicestershire](http://www.auctionhouse.co.uk/leicestershire)



These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

Please see the legal pack for any disbursements listed that may become payable by the buyer.

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT ( £1,500 + VAT)

The successful buyer will pay £2400.00 (£2000.00 + VAT) as a contribution to the seller's auction costs.

| Energy Efficiency Rating                                                                                                                                                                                                           |  | Current                                                                                                                  | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(12 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |                                                                                                                          |           |
| <p><i>Not energy efficient - higher running costs</i></p> <p><b>England &amp; Wales</b></p>                                                                                                                                        |  | <p>EU Directive<br/>2002/91/EC</p>  |           |

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