



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. Ideal 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



Consumer Protection Legislation

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.

Disbursements

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

Buyer's Administration Fee

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

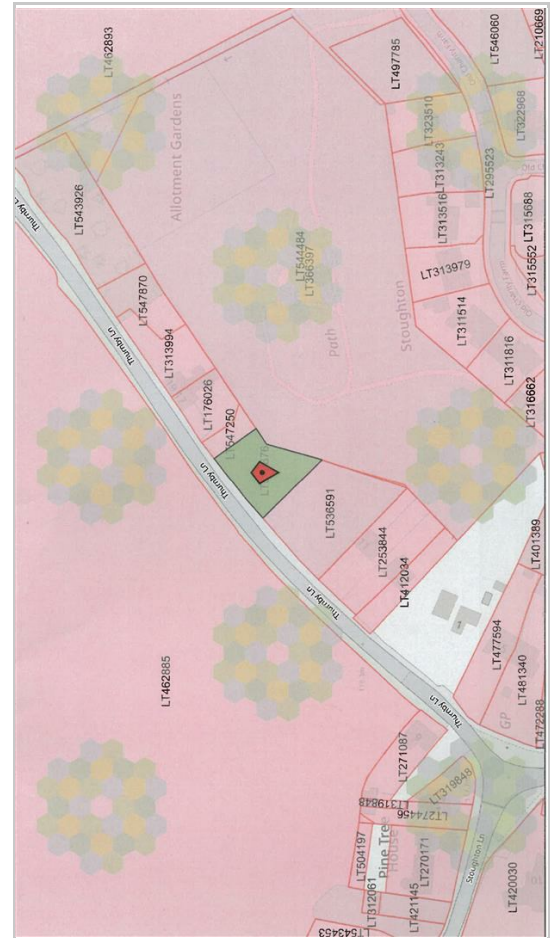
Buyer's Premium

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

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.