



Grass Paddock Totalling 0.9 Acres, on  
West Lane, Billesdon, Leicestershire,  
LE7 9AP.

Guide Price  
£50,000

FOR SALE BY PRIVATE  
TREATY

For more details please contact  
Oli Arnold – 07706 312229  
or visit [www.shoulers.co.uk](http://www.shoulers.co.uk)

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



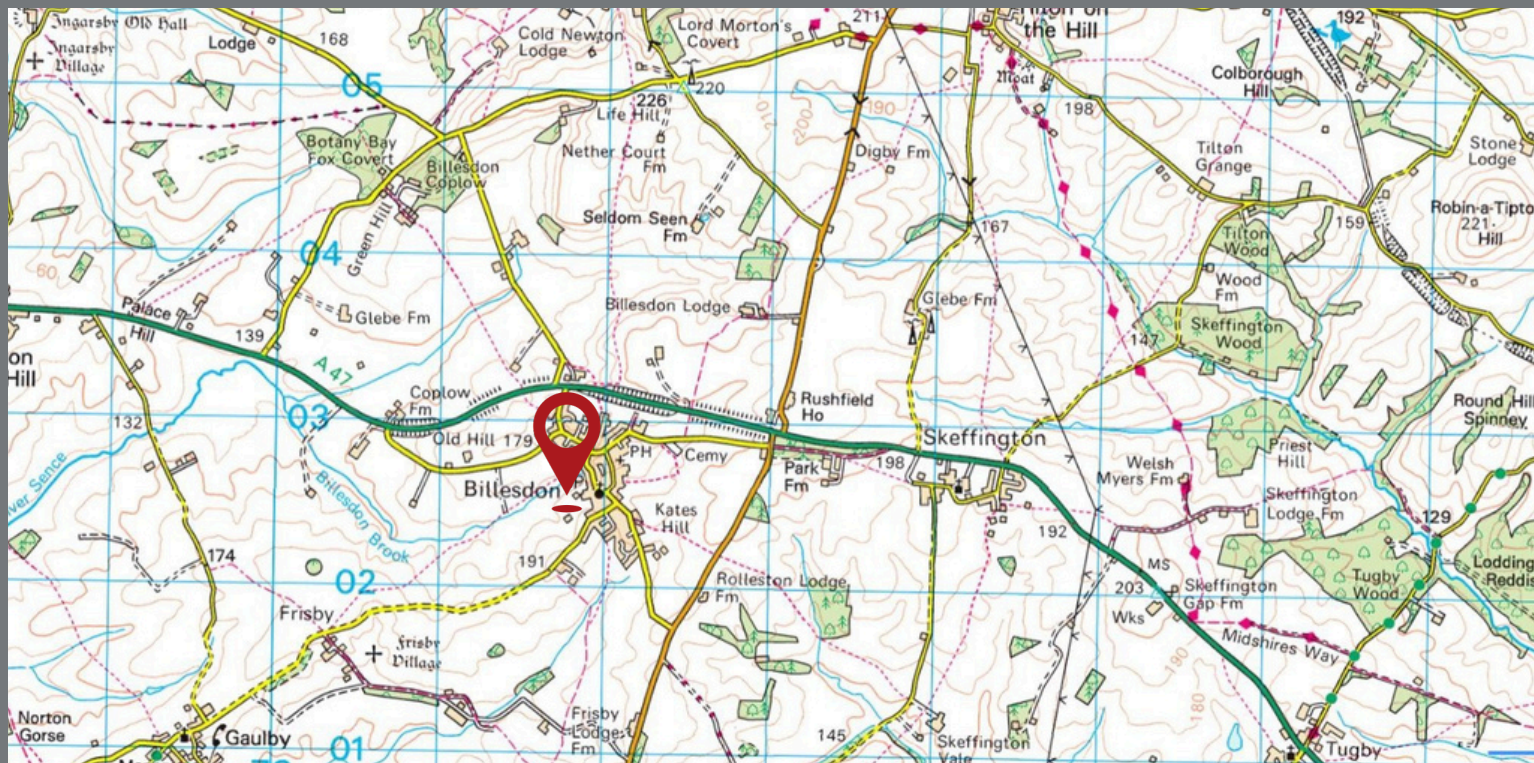




# DETAILS

<b>LOCATION:</b>	<p>The land is situated on West Lane, off Church Street, Billesdon. Accessed from the A47, or Gaulby Road, it is 11.1 miles from Market Harborough &amp; 10.6 miles from Uppingham.</p> <p>The land is identified edged red on the plan included in these particulars.</p> <p>Nearest Postcode: <b>LE7 9AP</b></p> <p>What3Words ///<b>grub.city.nipping</b></p>
<b>DESCRIPTION:</b>	<p>A rare opportunity to acquire a 0.9-acre parcel of pasture land situated in the quiet village of Billesdon. Conveniently located just 0.4 miles from the A47, the lands location offers excellent accessibility to surrounding villages and towns.</p> <p>The parcel benefits from a mains water connection and includes a well-maintained field shelter. It is enclosed by a combination of creosoted post and two-strand barbed wire fencing, post and rail fencing, and hedgerows.</p> <p>Bordering Billesdon Brook, the land benefits from a picturesque and secluded setting, providing great potential for community projects, events, and recreational activities.</p> <p>Additionally, Billesdon features an extensive network of bridleways, offering an ideal location for equestrian pursuits. Off-road parking is also available.</p>
<b>TENURE:</b>	Freehold with vacant possession on completion.
<b>ACCESS:</b>	There is direct vehicular access from West Lane, off Church Street
<b>PUBLIC RIGHTS OF WAY:</b>	A public footpath runs accross the land.
<b>SERVICES:</b>	The land benefits from a mains water.
<b>EASEMENTS &amp; WAYLEAVES:</b>	The land is sold subject to any existing easements, covenants, and wayleaves.
<b>SPORTING, TIMBER &amp; MINERAL RIGHTS:</b>	All sporting, mineral and timber rights are included in the freehold sale, in so far as they are believed owned.
<b>VIEWING:</b>	At any reasonable time with these sales particulars in hand via prior appointment and permission to be given by Shouler & Son
<b>PLANS:</b>	The plans are Crown Copyright and for identification purposes only.
<b>Overage:</b>	To be sold with an overage for development and this will apply to any residential development or commercial development, excluding agricultural or private equine use. The rate will be 30% for 30 years from the date of completion.
<b>METHOD OF SALE:</b>	The land is being offered for sale by Private Treaty

# LOCATION PLAN



**Promap**

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Plotted Scale - 1:3500. Paper Size - A4

LANDMARK INFORMATION

**SCAN FOR  
DIRECTIONS!**



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LE13 1QF

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