



## LIMES FARM, MIDDLE LANE

NETHER BROUGHTON, MELTON MOWBRAY, LE14 3HD

£350,000

BUILDING PLOT AND THREE PONY PADDOCKS WITH THE POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING PERMISSION

FARM BUILDINGS, APPROX 4 ACRES AND A GEORGIAN HOUSE ALSO AVAILABLE UNDER SEPARATE NEGOTIATION - See [Shoulers.co.uk](http://Shoulers.co.uk) for full listing.

Located on the fringes of the popular Leicestershire Village of Nether Broughton, we have to offer a building plot of 4 x 3 bed semi-detached dwellings including a private driveway and 3 paddocks which also have potential for further development subject to planning permission.

Viewing is essential to see what is on offer.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# Land - Building Plot

## ACCOMMODATION

**THE PLOT:** comprises of 4 x 3 bed semi-detached houses located on the edge of a quiet rural village, accessed by a private drive.

**PLANNING PERMISSION:** The planning permission was granted by Melton Borough Council on Monday 26th March 2018 (17/01135/FUL), with the council confirming on Friday 14th May 2021 that the development had commenced in accordance with condition 1 of the above planning permission (ref - 21/0034/DIS) which includes footings for the garages of plot 3 and 4 and the driveway for access.

**FENCING:** The purchaser is to erect post and rail fencing between points A, B and C (on the plan included with these particulars) within 6 months of completion and shall thereafter be responsible for the repair and maintenance of the same.

**SERVICES:** Most services will be available close by. We would advise potential purchasers to make their own investigations as to the availability and location of any services.

**VIEWING:** Strictly by appointment with Shouler and Son

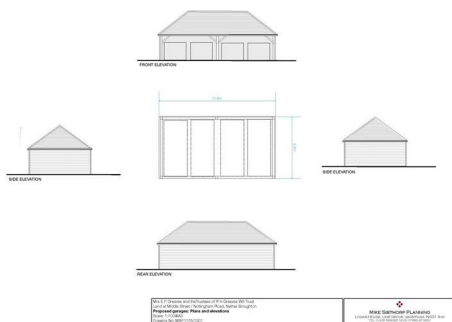
**PLANS:** Not to scale. For identification purposes only.

### IMPORTANT INFORMATION - Right Of Way

The Property is sold subject to a right of way for the vendor (and their successors in title) at all times and for all purposes, with or without vehicles, over and along the existing farm track shown edged and hatched yellow on the plan included with these particulars.

### OVERAGE

The land will be sold with an overage for any development (other than agricultural or equestrian buildings) and this will apply to any residential development (including but not limited to any residential element linked to agricultural or equestrian uses) or commercial development. The rate will be 50% for 30 years from the completion date.



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