



Grass Paddocks and Stables at Cossington, Leicestershire

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Two adjoining parcels of flat, mature pasture with three timber stable blocks, a store, a former piggery building and mains water.

Leicester 5 miles, Loughborough 6 miles, Melton Mowbray 10 miles

About 3½ acres in total.

For sale as a whole

Offers in Excess of £100,000

Situation

The property is conveniently located between the A6 and A46 to the south west of the village of Cossington, with two points of gated vehicular access directly off Platts Lane and Syston Road.

Description

The land extends to approximately 3½ acres of flat, mature pasture predominately bounded by mature hedges. The land benefits from three timber stable blocks, a store and a former piggery building made of brick with pantile roof. Two of the stable blocks have three 12ft x 12ft boxes (six in total) and the other has an 8ft x 12ft box and a separate tack room. The stables and store each sit on their own concrete pad.

Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion.

Services

Mains water is connected.

Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

Overage

The property will be sold subject to an overage for development (other than agricultural or private 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 30% for 40 years from the completion date.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

Leicestershire County Council (County council) www.leicestershire.gov.uk

Charnwood Borough Council (District council) www.charnwood.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewings

At any reasonable time with these particulars in hand. We recommend you park and view the property from the gated entrance off Platts Lane. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

[mysteries.campsites.spotty](https://www.what3words.com/mysteries.campsites.spotty)







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**Shouler & Son for themselves and the vendors/lessors of
this property whose agents they are give notice that:-**

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2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
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4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

