

Land lying to the northeast of 221 Hades Lane, Wymeswold, Loughborough, Leicestershire LE12 6SB



Guide Price £140,000+ plus fees

Unconditional with Variable Fee

📅 Wednesday 27th March 2024 ⌚ 9.00am

Key Features

18 Acres of Grass Land
Road Frontage

road frontage

Gently sloping with stream running through

Gated access and hedgerow boundaries

Good road links

Superb country views

EPC Rating: Exempt

Council Tax Band: Exempt

Land

Property Description:

A large parcel of grass land totalling approximately 18 acres.

Situated in a quiet and peaceful location on close to Willoughby on the Wolds but with excellent road links via the A46.

The land has a good road frontage and boundaries marked by hedging. Sloping gently down from the road with a stream running through providing a good water source.

Beautiful open views in all directions.

Ideal grazing land or equestrian use and large enough to give potential for barn/stables, subject to any required permissions.

Draft Sales Details

These sales details are awaiting vendor approval.

Tenure:

Freehold. Vacant possession upon completion.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples

please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.