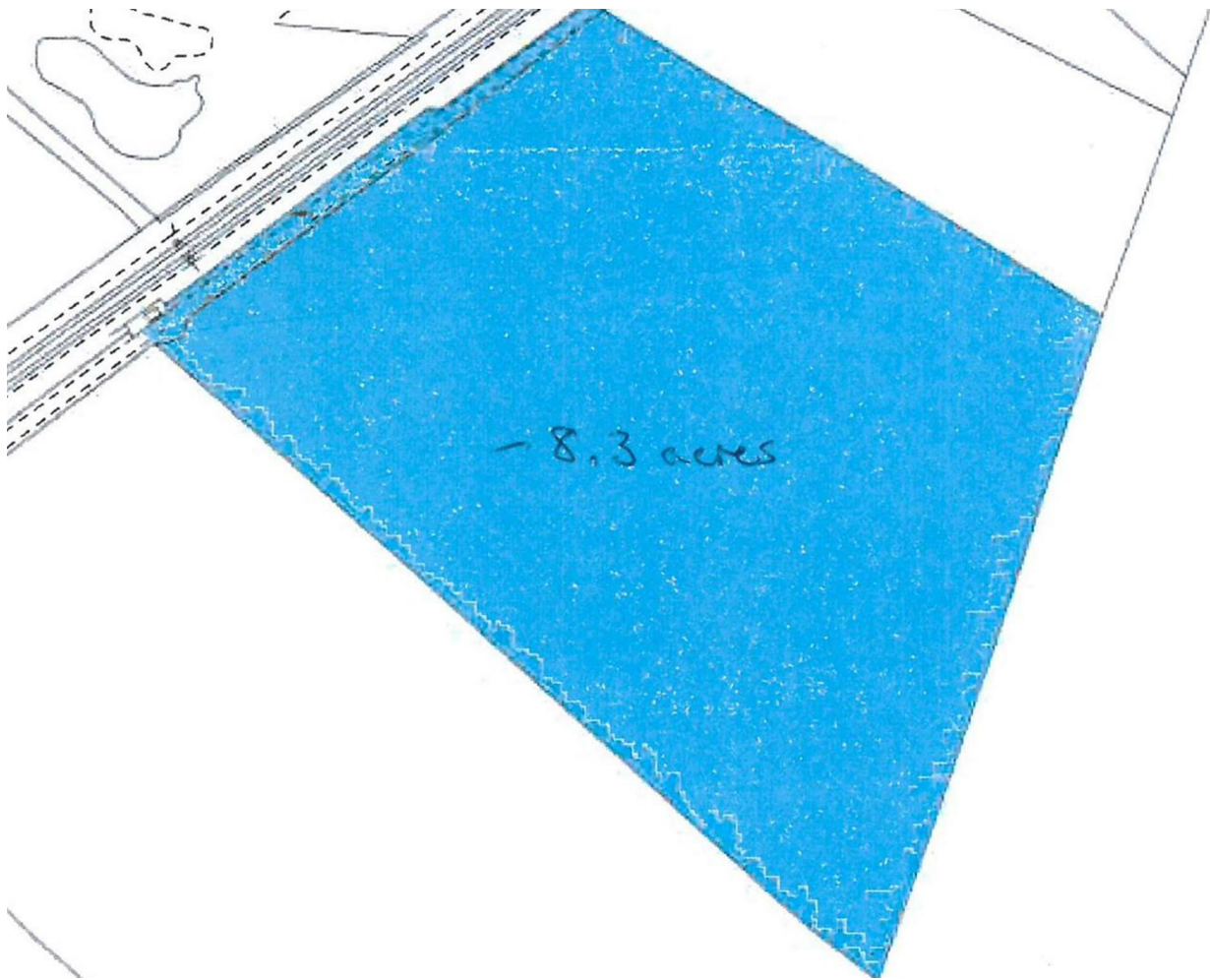


CASTLE ESTATES

chartered surveyors • estate agents • valuers

**A RARE OPPORTUNITY TO PURCHASE APPROXIMATELY 8.3 ACRES OF PASTURE
GRAZING LAND SITUATED IN A SOUGHT AFTER BURBAGE LOCATION**



GRAZING LAND THE OUTWOODS BURBAGE LE10 2UD

Offers Over £100,000

- Convenient Burbage Location
- Direct Access Over Outwoods Lane
- Rectangular Pasture Land
- Approximately 8.3 Acres



112 Castle Street • Hinckley • Leicestershire • LE10 1DD
sales@castles-online.co.uk 01455 617997 castles-online.co.uk

rightmove 

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel out of Hinckley along London Road and this road becomes Burbage Road. Turn immediately left into The Outwoods, continue along here and you will see after approximately 100 yards on the right, the Old Farmhouse. Park here and someone from Castle Estates will be their to guide you to the land.

DESCRIPTION

A rare opportunity to purchase a roughly rectangular plot of approximately 8.3 acres of pasture land, ideal for grazing. Please note that there is no official water or electricity to this site and that access is off Outwoods Lane.

LAND



LAND




LAND




LAND





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 12.00 pm
