





## DESCRIPTION

The land extends to approximately 0.35 acre (0.11ha) and is currently used as garden and amenity land. The land is a mature plot with a number of trees, fruit trees, shrubs and lawned areas along with raised beds and storage sheds.

The boundaries are a mixture of materials, but the property is secured and the boundaries well maintained.

## LOCATION

The property is located on the southern side of Barrow Upon Soar, to the rear of properties 28-38 Sileby Road.

Barrow Upon Soar is approximately 2.7 miles south east of the town of Loughborough and 8 miles north of the city of Leicester. The property benefits from good transport links being close to the A6, A46 and the M1 as well as having a train station with regular trains to Loughborough, Leicester and Nottingham.

## ACCESS

The land is accessed via a public footpath (I25) from Sileby Road shown coloured brown for identification purposes only. There is no vehicular access to the land.

## PLANNING

The property falls within the Limits to Development but does not currently benefit from any planning permissions.

The land falls under the administrative area of Charnwood Borough Council.

## SERVICES

The Agent is not aware of any services being connected to the land.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all wayleaves, easements and rights of way that may exist whether specifically mentioned in these particulars or not.

The public footpath (I25) on the western edge of the land is included within the registered title although the local authority maintain it.

## TENURE

The property is sold freehold with vacant possession

## PLAN

The plan and coloured lines are provided for identification purposes only. Ordnance Survey Crown Copyright 2020. All rights reserved. 100022432.

## METHOD OF SALE

The land is offered for sale by private treaty

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please contact 01509 243720 to book a viewing.

## FURTHER INFORMATION

For further information please contact Rebecca Falder

Email: [rebecca.falder@andrewgranger.co.uk](mailto:rebecca.falder@andrewgranger.co.uk)

Tel: 01509 243720



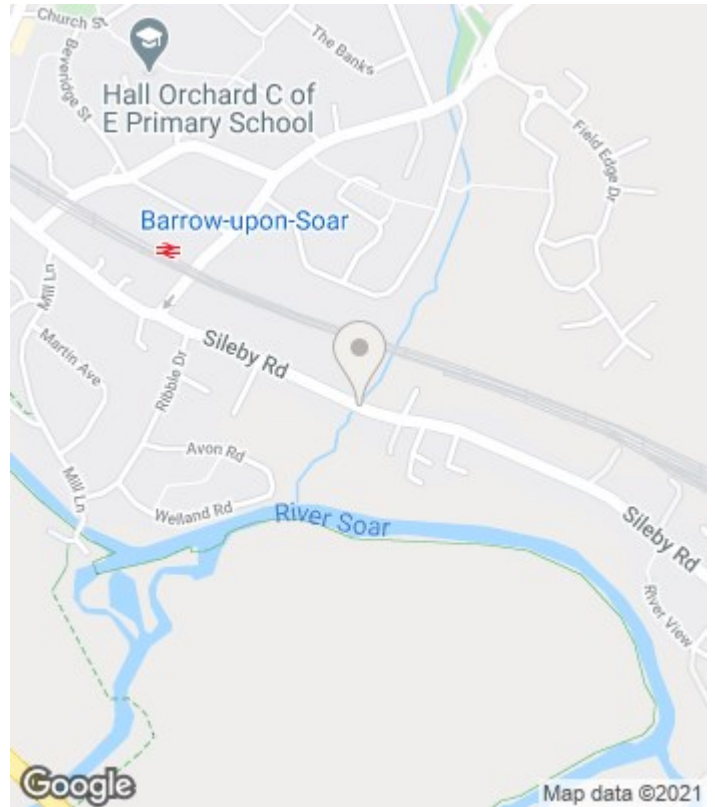
# ANDREW GRANGER & CO

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## LOCATION



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