

## EATON

**1.80 Acres**

Pony Paddock with Hardstanding Access & Mains Water



**GUIDE PRICE £20,000**

**For Sale by Auction**

(unless sold previously)

**Thursday 23<sup>rd</sup> September 2010 at 6.30 pm**  
**at Melton Mowbray Market**  
**Scalford Road, Melton Mowbray**

County Chambers, Kings Road, Melton Mowbray, LE13 1QF

(01664) 560181 [agricultural@shoulers.co.uk](mailto:agricultural@shoulers.co.uk) [www.shoulers.co.uk](http://www.shoulers.co.uk)

You should verify the information on these particulars before entering into any contract to take the property

**Situation**

The land is just outside the village of Eaton and lies to the west of the village.

**Description**

A 1.8 acre pony paddock that benefits from a hardstanding right of way to the west of the paddock.

**Services**

The paddock benefits from mains water.

**Public Rights of Way**

There are no public rights of way attached to this land.

**Wayleaves & Easements**

The land is sold subject to and with the benefit of all easements and wayleaves.

**Sporting Rights**

All sporting rights are in hand and included in the sale.

**Tenure & Possession**

Freehold with vacant possession upon completion.

**Single Payment Scheme**

The land is registered for Single Farm Payment but no Entitlements are included in the sale.

**Viewing**

At any reasonable time with particulars in hand.

**Vendor's Solicitor**

Mrs C Hill  
Latham & Co  
15 High Street  
Melton Mowbray  
LE13 0TX  
Tel: 01664 563012

**Plan and Particulars**

The particulars are believed to be correct, but no guarantee of accuracy is given or implied. The plan is for identification only and does not form part of the Contract of Sale.

**Guide & Reserve Prices**

*Guide Prices are published to assist potential purchasers and attempt to reflect the initial anticipated price expected to be achieved at auction.*

*Guide prices are not a valuation.*

*The reserve price is the lowest amount which the seller is prepared to accept at the auction and will not be disclosed. This figure may be higher or lower than the guide price and will reflect the amount of interest in the property prior to auction.*

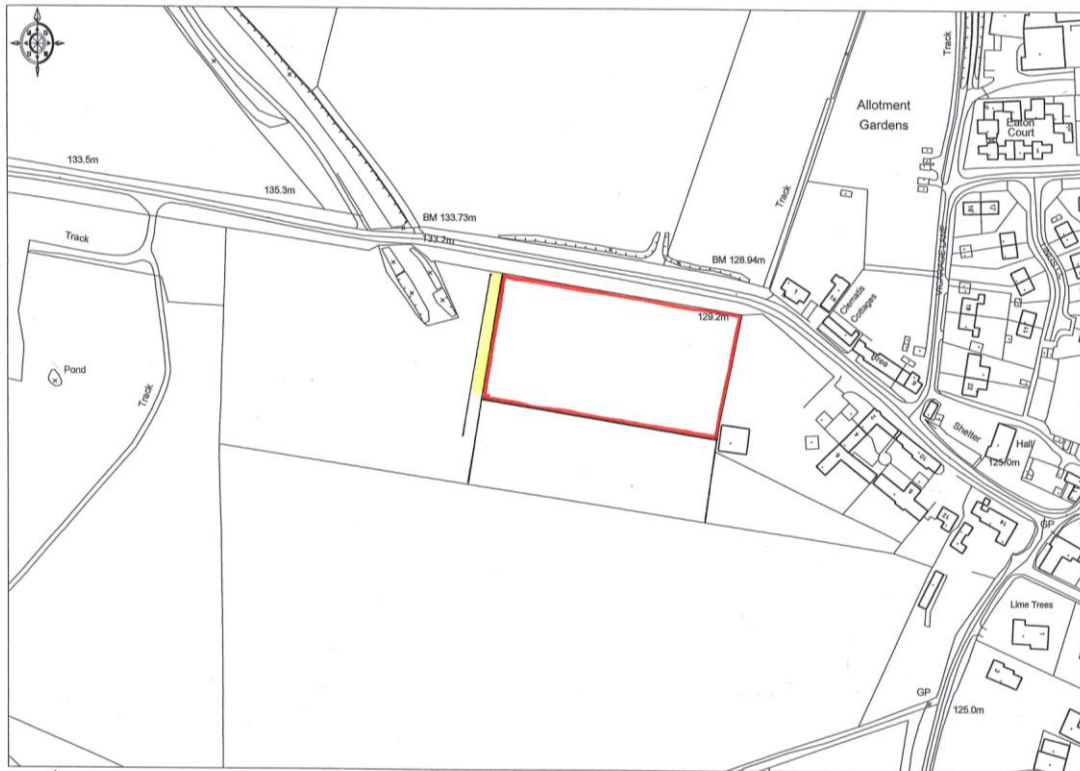
**Important Notice:**

Shouler & Son for themselves and for the vendors of this Property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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**Conditions of Auction:** The Property (or each lot) will be sold subject to Special and General Conditions of Sale which may be inspected (a) during usual office hours at the Auctioneers Offices during the seven days before the day of sale and also (b) in the sale room at the time of sale. The Purchaser shall be deemed to have notice of such Conditions and of all the terms thereof and shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not. The sale of the property (or each lot) is subject to a reserve price and to the right of the auctioneer to bid on behalf of the vendor up to that reserve. The vendor may withdraw the property (or any lot) without declaring the reserve price.

Land at Eaton



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