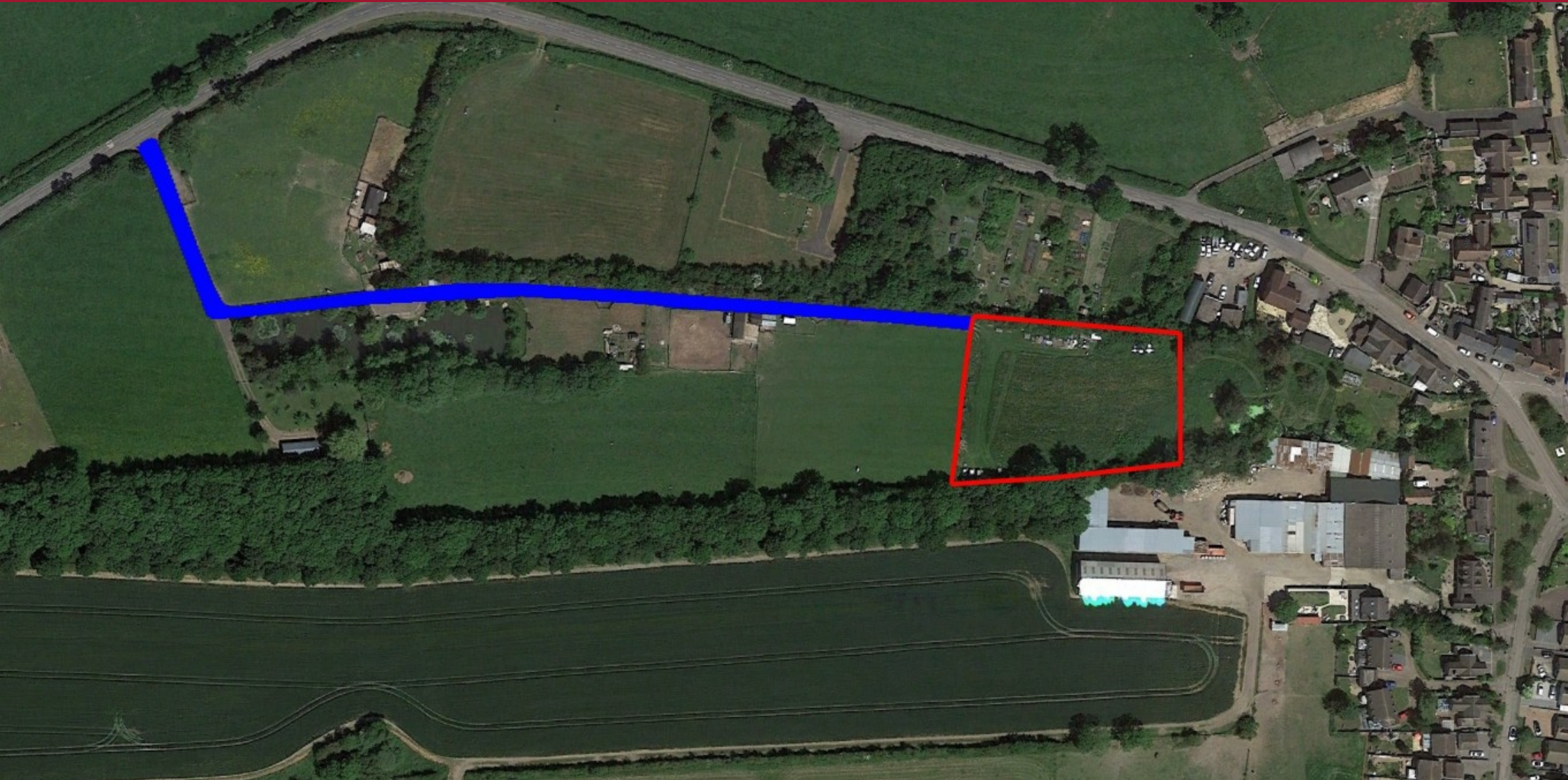




WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£85,000 Offers in excess  
of

LAND AT LILBOURNE

OFF RUGBY ROAD

- LAND FOR SALE BY INFORMAL TENDER
- 0.97 Acres of Pasture Land
- Edge of Village Location

## LOCATION

The land is located to the east of the village of Lilbourne, accessed via a track off the Rugby Road. The land benefits from excellent transport links with access to the A5 Watling Street less than a mile away, and junction 18 of the M1 motorway less than 4 miles away.

## DESCRIPTION

An exciting opportunity to purchase just under an acre of pasture land at Lilbourne. The land extends to approximately 0.97 acres with mature hedgerows to the north and south boundaries and fencing to the east and west. The land is registered under Title Number NN158753

## OVERAGE

The land will be sold subject to an overage of 35% for 25 years for uses other than agriculture, equestrian or amenity.

## TERMS

The land is offered for sale Freehold with the benefit of Vacant Possession, by informal tender

## ACCESS

Access to the land is via a right of way over the land coloured blue on the attached plan.

## OFFER DEADLINE

Offers must be submitted in writing by 12 noon on Friday the 25th of July 2025 using the Informal Tender Form, a copy of which can be obtained by contacting the office on 01455 559 030.

## SERVICES

We understand that there is a water pipe in the land, however this has not been used for a number of years. We are not aware of any other services.

## ENQUIRIES

For all enquiries please contact either Trevor Wells or Tom Knowles  
T: 01455 559 030

## VIEWINGS

By prior arrangement with the selling agents.

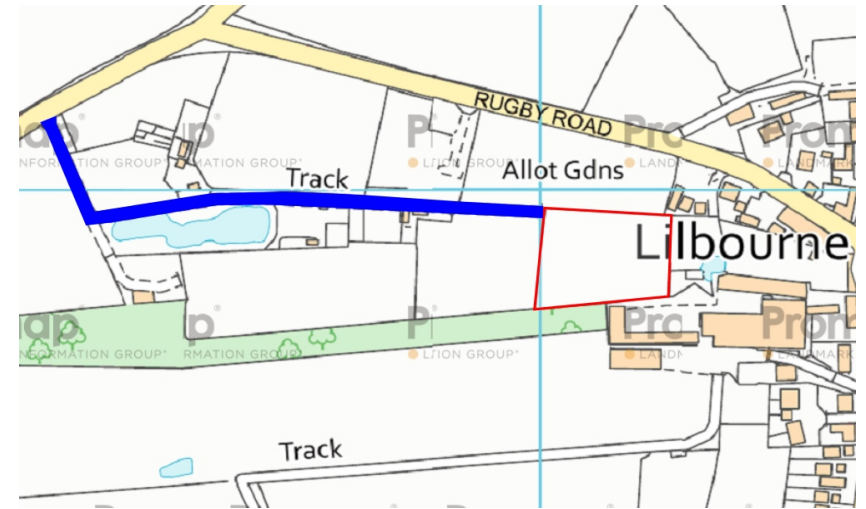
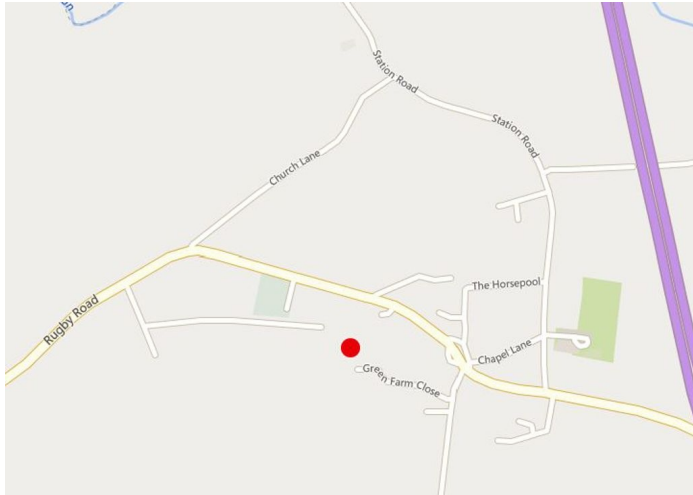
## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.





## SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.