



# Land off Ravensthorpe Road, Wigston, Leicestershire, LE18 3QS

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Offers over £65,000

- Potential for residential development STPP
- Garden land
- 0.155 Acres



A rare opportunity to purchase approximately 0.115 Acres of garden land / amenity land off Ravensthorpe Road, Wigston. The land has a variety of uses including potential for residential development, subject to the granting of necessary planning consents.

## LOCATION

The land is located off Ravensthorpe Road, Wigston, Leicester and is accessed directly from the public highway from a dropped kerb.

An accurate location of the land can be found using the What 3 Words location: [///paying.secret.charmingly](https://www.what3words.com/#!/en/@@@paying.secret.charmingly)

## METHOD OF SALE

The land is initially being offered for sale by Private Treaty. The vendors reserve the right to conclude the sale by an alternative method if required.

## GUIDE PRICE

The land is initially marketed inviting offers over £65,000

## LOCAL AUTHORITY

Oadby and Wigston Borough Council  
Brocks Hill Council Offices  
Washbrook Lane  
Oadby  
Leicester  
LE2 5JJ

## BOUNDARIES

The land is bound by featheredge timber fencing. The incoming purchaser will be responsible for erecting a new boundary fence between point A and B on the attached plan.



## SERVICES

The agents are not aware that the land is connected to any mains services.

## TENURE

The land is held freehold with vacant possession available upon completion.

## WAYLEAVES / EASEMENTS / 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.

## SPORTING / TIMBER / MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

## RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoings which the purchaser will be liable for.

## LAND REGISTRY TITLE

The land is registered with the Land Registry under title numbers: LT153417, LT499017 and LT75679.

## VAT

In the event that any part of the holding is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

## PLAN

The plan attached to these particulars has been provided for illustration purposes only. Ordnance Survey © Crown Copyright 2022. All Rights Reserved. Licence number 100022432.

## VIEWINGS

Stictly by appointment only.

## FURTHER INFORMATION

For any further information, please contact Edward Higgins of the Andrew Granger & Co Rural Team

Tel: 01509 243720

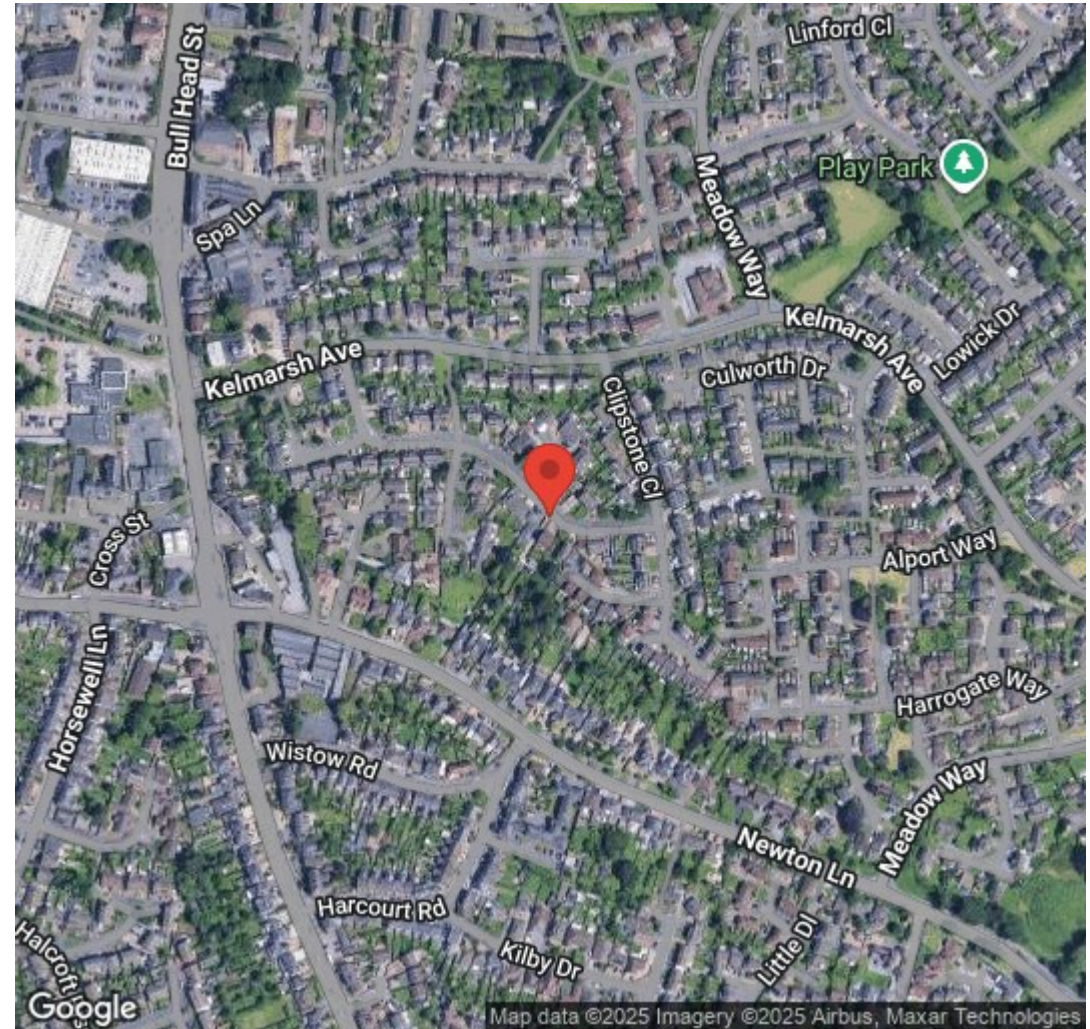
Email: [edward.higgins@sheldonbosleyknight.co.uk](mailto:edward.higgins@sheldonbosleyknight.co.uk)



# Plan



# Map



For further information and to arrange a viewing, please contact our Loughborough Rural office on 01509 243720

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit and must not be inferred that any item is included for sale within the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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