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LAND FOR SALE IN MELTON MOWBRAY, LEICS

LAND ON WELBY LANE, AB KETTLEBY, LEICESTERSHIRE, LE14 3HS

AGRICULTURAL LAND FOR SALE SUITABLE FOR PADDOCKS WELL SITUATED
NEAR LEICESTER, NOTTINGHAM, GRANTHAM, THE A606, A607 AND A46



An excellent opportunity to purchase a parcel of agricultural land perfect for paddock conversion situated in the heart of the beautiful Leicestershire countryside.

The land totals over 18 acres in size and is located on the outskirts of the historic town of Melton Mowbray. The established Leicestershire towns of Loughborough and Leicester together with Nottingham and Grantham are easily reached by road or rail.

The site benefits from approximately 360 metres of extensive road frontage onto Welby Lane off the A606; a major road that links the site to Melton Mowbray and the city of Nottingham. The lots are securely fenced off the roadside with all lots benefiting from their own private gated access, adding value to the land and enhancing the lot's potential to convert to paddocks.

The local Leicestershire countryside boasts a strong equestrian influence with many livery yards, riding schools and bridleways close by, providing a variety of facilities for both the novice and the experienced horse rider.

The site is available freehold as a whole or in lots.

Lot A1:	4.90 acres	Guide Price: £42,000	Lot A3:	4.25 acres	SOLD
Lot A2:	4.07 acres	Guide Price: £35,000	Lot A4:	5.00 acres	SOLD

TRAVEL

- ◆ 0.8 miles to the A606
- ◆ 2.3 miles to the A607
- ◆ 2.7 miles to Melton Mowbray Train Station *
- ◆ 4.8 miles to the A46
- ◆ 14.6 miles to Junction 23 of the M1
- ◆ 16.9 miles to East Midlands International Airport

* Journey Times: 14 mins to Leicester; 43 mins to Peterborough; 1 hr 33 mins to London

LOCATION

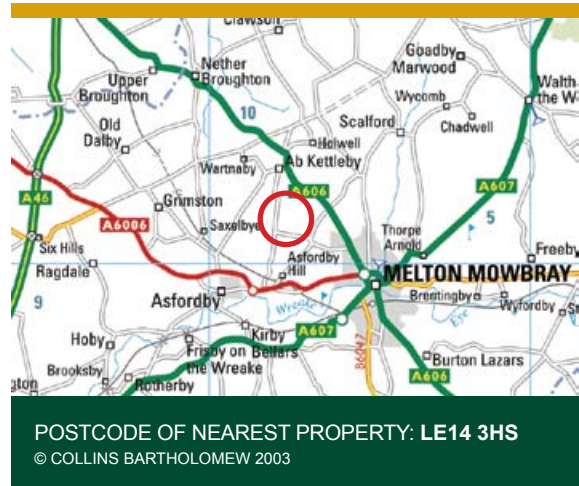
- ◆ 2.0 miles to Asfordby
- ◆ 2.3 miles to Frisby and Kirby
- ◆ 2.5 miles to Melton Mowbray Town Centre
- ◆ 11.6 miles to Loughborough
- ◆ 11.6 miles to Oakham
- ◆ 13.6 miles to Leicester
- ◆ 14.7 miles to Nottingham
- ◆ 14.9 miles to Grantham

Ab Kettleby is a village north of Melton Mowbray in North Leicestershire. It is situated in the beautiful East Midlands countryside with scenic backdrops of farmland, lush green fields and historic buildings.

The village has a historic feel to it with medieval farmhouses and farm buildings. A few local amenities can be found in Ab Kettleby, however, Melton Mowbray is only a short distance away.

Melton Mowbray is a large town in North East Leicestershire, it is ideally located in the centre of the East Midlands and the major towns including Nottingham, Grantham, Oakham, Leicester and Loughborough can all be reached within a 15 mile radius. The Melton area provides the opportunity to try new activities and to be acquainted with the world of horses in the purest country air.

Melton Mowbray is known as a popular and lively place to visit aided by the historic market day which has been running for over 1000 years, the third oldest in England. The markets sell quality local produce ranging from rare breed meats to cheese from the local dairies.



The town is also home to an excellent shopping centre with small specialist shops complimenting the larger leading retailers. There are over 400 shops, services, bars, restaurants and businesses available.

Melton railway station is on the line from Birmingham to Stanstead Airport passing through Leicester, Peterborough and Cambridge. London St Pancras International can be reached within 90 minutes.

Local bus services call at Melton Mowbray, providing access to Leicester, Nottingham and Oakham and other regional centres as well as many of the surrounding villages.

The local infrastructure provides adequate transport links between the towns and villages whilst still maintaining a rural countryside feel. The A606 can be accessed within 1 mile which provides easy travel into Nottingham and Oakham and the A46 can be accessed within 5 miles which provides easy travel into Leicester.

LOCAL AUTHORITY

Melton Borough Council
Nottingham Road
Melton Mowbray
Leicestershire
LE13 0UL

PLANNING

The land is designated within the Greenbelt and any development would be subject to the appropriate planning permission.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

EQUESTRIAN & LEISURE

The areas surrounding Melton Mowbray provide an ideal environment for your horse with its quiet village ambience and access to numerous bridleways.

Numerous equestrian centres, livery yards and riding schools can all be found close by to accommodate the needs of the horse enthusiast. The wide range of facilities available include a well established riding school; stabling; horse events and corporate activities centres.

The Vale View Equestrian Centre is located in Old Dalby, within 3.6 miles from the land that caters for all levels of horse rider from novices to national and international.

The nearest bridleway to the land can be reached within 1 mile. This route is approximately 8 miles in length and combines country roads, woodland and fields. The Midshires Way is a long distance multi-user route that extends across Middle England. It is 225 miles long and can be accessed within 2.5 miles from the land.

METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession. This site is owned by the owner of Vantage Land. This land is being marketed on behalf of Barkway Land Ltd (in Liquidation).

ACCESS

Access to all lots is off the well maintained Welby Lane with lots benefiting from direct road frontage and their own private, gated access.

LAND VALUES

Farmland values rose by 1.1% in the past three months giving a **total rise of 7.4% in the last three quarters and are 16% higher than a year ago**. In some cases land has been sold well above the average values.

The ongoing global economic woes, which look likely to persist for the foreseeable future, will only act to **strengthen farmland's position as a 'safe haven' for investors**. Even in these uncertain economic times, the performance of farmland is comparable with that of gold and oil – all being recognised as hedges against inflation.

Over the next 12 months, surveyors expect farmland prices to continue rising strongly as the general direction of the land market is still upwards as investors look to tangible assets.

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.

