



LAND AT MOUNTSORREL LANE, SILEBY, LEICESTERSHIRE, LE12 7NF

GUIDE PRICE £75,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A rare and exciting opportunity to purchase approximately 6.08 Acres (2.46 Ha) of pasture land located to the west of the village of Sileby, Leicestershire. The land is split into 2 separate enclosures and benefits from direct roadside access. The land would be suitable for a variety of uses, including agricultural and equestrian grazing.

Please contact our rural department at the earliest opportunity for further information.

LOCATION

The land lies to the west of the village of Sileby, Leicestershire and is accessed directly from Mountsorrel Lane. The land is located approximately 6 miles south of Loughborough and 9 miles north of Leicester. The land will be clearly identifiable by our For Sale Board.

An accurate location of the access gateway can be found using What3 Words: [///worthy.november.jeep](https://www.what3words.com/#!/en/0qg4-4p4p-4p4p)

LOCAL AUTHORITY

Charnwood Borough Council,
Southfield Road,
Loughborough,
Leicestershire,
LE11 2TX

GUIDE PRICE

The land is marketed at a guide price of £75,000

METHOD OF SALE

The property is initially offered for sale via private treaty.

BOUNDARIES

The land is bound by a variety of hedging and timber post and rail fencing. We would not advise all enclosures to be stock proof.

The land is bound by Sileby Brook to the southern boundary.

A small brick animal shelter is located on the northern boundary.

LAND CLASSIFICATION

The land is classified as Grade 4 - (Poor). Soils define the soil as: Soilscape 20: Loamy and clayey floodplain soils with naturally high groundwater.

The land is located within Flood Zone 3 - Land within Flood Zone 3 has a high probability of flooding from rivers and the sea.

SERVICES

The land is not connected to any mains services.

TENURE

The land is currently occupied under a Farm Business Tenancy until 30th November 2023. The land is to be sold Freehold with vacant possession available upon completion after 30th November 2023.

ENVIRONMENTAL SCHEMES

The Agent is not aware that the land is subject to any environmental schemes.

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.

The land is crossed by a public footpath labelled I49

SPORTING / TIMBER / MINERAL RIGHTS

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

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a development uplift clause of 50% over 50 years of any uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian use) and is payable to the vendor.

RESTRICTIVE COVENANTS

The land is subject to standard Church of England covenants which can be made available upon request.



RATES AND OUTGOINGS

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

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.

LAND REGISTRY TITLE

The land is registered with the Land Registry.

Title Number: LT473765

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

Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars.

FURTHER INFORMATION

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

Tel: 01509 243720

Email: edward.higgins@andrewgranger.co.uk



A detailed map of the Sileby Brook area, showing the brook's course, surrounding roads, buildings, and landmarks. The brook is highlighted in red. Labels include 'Sileby Brook', 'The Rectory', 'St Mary's Church', 'Church Farm', 'Pick Farm', 'Work', 'Pond', 'Pavilion', 'Highway', 'B 104', 'B 101', 'MOULTON ROAD', 'ST. MARY'S CHURCH', 'CHURCH FARM', 'PICK FARM', 'WORK', 'PUMP STATION', 'Pond', 'Pavilion', 'Highway', 'B 104', 'B 101', 'MOULTON ROAD', 'ST. MARY'S CHURCH', 'CHURCH FARM', 'PICK FARM', 'WORK', 'PUMP STATION'.

A satellite map of Sileby, Lancashire, showing the location of Sileby Brook and Sileby Redlands Community Primary School. The map is oriented with North at the top. Sileby Brook flows from the bottom left towards the center. Sileby Redlands Community Primary School is marked with a blue pin icon in the top right. A red pin icon is placed on the bank of Sileby Brook, near the center of the map. The map shows a mix of green fields and built-up areas. Labels include 'Sileby Redlands Community Primary...', 'Sileby', 'Barrow Rd', 'Cossington Rd', 'Sileby Brook', and 'River Soak'. The Google logo is visible in the bottom left corner.

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.
6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

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