



LAND FOR SALE
LOT 1, SHEARSBY, LE17 6PL

£135,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



An opportunity to purchase 11.33 acres/4.585ha (8.39 ha) or thereabouts of arable land.

LOCATION

The land lies southeast of the village of Shearsby in south Leicestershire. The land is around nine miles due south of Leicester and northeast of Lutterworth.

What3Word: stormy.aced.coins

DESCRIPTION

The LOT 1 consists of an arable fields totalling approximately 11.33 acres (4.59 ha) of arable land. The land is bounded by mature hedgerows with three roadside boundaries to Welford Road & Bruntingthorpe Road. The land can be accessed via a gateway off Bruntingthorpe Road.

GUIDE PRICE

Lot 1: 11.33 acres (green) - Guide Price of £135,000

METHOD OF SALE

The Lot 1 is offered for sale as a whole by private treaty and vacant possession will be granted on completion of the sale, subject to a right of holdover for the Vendor to harvest the growing crops for 2022 harvest.

LAND CLASSIFICATION AND SOIL TYPE

The land is classified as Grade 3 (being good to moderate). Soilscapes defines the soil type as: Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

SERVICES

The Agent is not aware of the land being connected to any services. Potential Buyers should make their own enquiries.

TENURE

The land is to be sold freehold with vacant possession.

BASIC PAYMENT SCHEME

The land is registered for the Basic Payment Scheme. 4.50 ha of Basic Payment Scheme entitlements are included in the sale. The BPS payment for 2022 will be retained by

the vendor.

The purchaser will be required to indemnify the Vendor in relation to Cross Compliance from the date of sale.

ENVIRONMENTAL SCHEMES

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

WAYLEAVES, EASEMENTS AND 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 Footpaths Y69, Y70 & Y71

SPORTING, TIMBER AND MINERAL RIGHTS

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

RATES AND OTHER OUTGOINGS

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

The purchaser of Lot 1 will be responsible for fencing the boundary between points A & B marked on the sale plan with stock proof fencing.

DEVELOPMENT UPLIFT CLAUSE

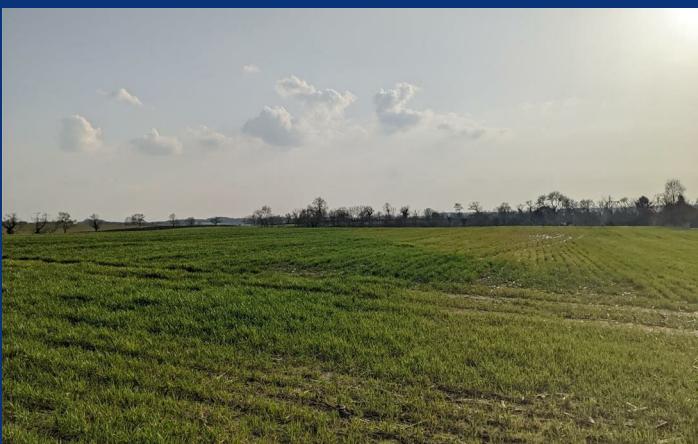
The land will be sold subject to an uplift clause of 30% over 30 years of any uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian) is payable to the vendor.

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.

VIEWING

The land may be viewed on foot at any reasonable daylight hours by persons in possession of a copy of these particulars. Please respect the current occupiers crop when viewing the land.





LAND REGISTRY TITLE

Both lots 1 & 2 are registered with the Land Registry.
Registered Title Numbers: LT289471 & LT247999

PLAN

The plan and red lines are provided for identification purposes only. Ordnance Survey Crown Copyright 2022 (licence no. 100022432). All rights reserved.

FURTHER INFORMATION

For any further information, please contact Peter Chennells
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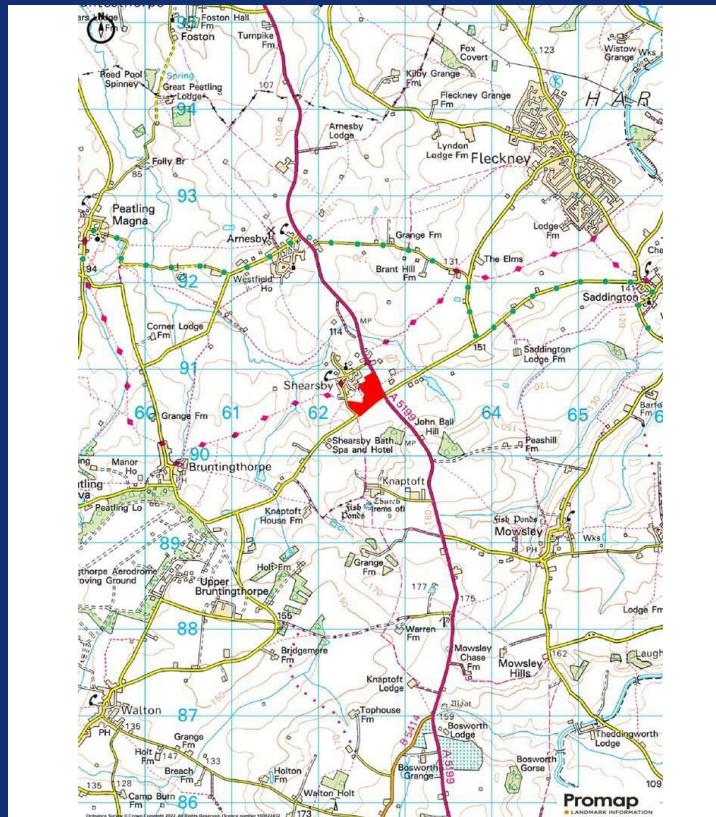
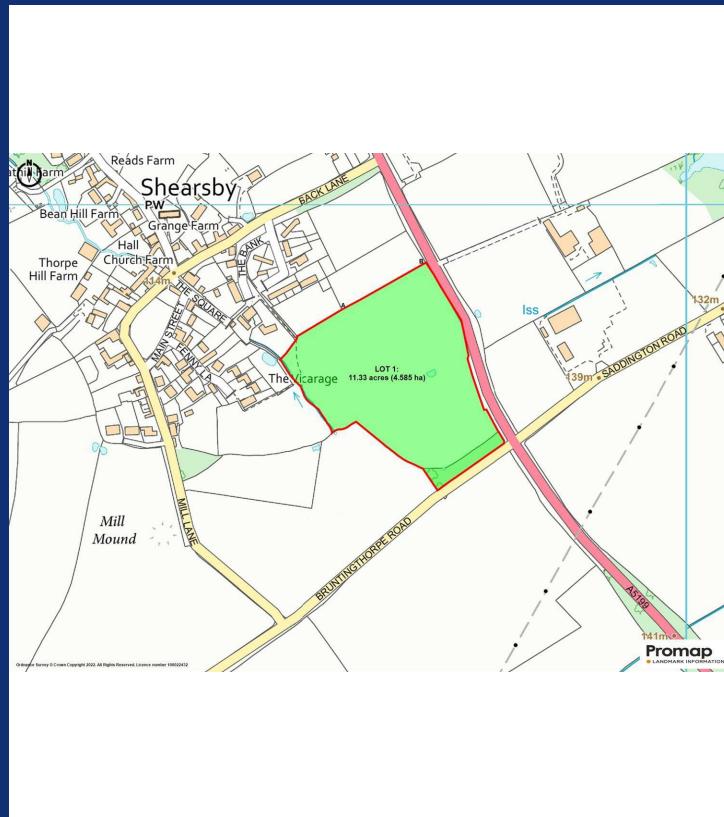
LOCAL AUTHORITY

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire LE16 7AG.





LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

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