



**Land off Bradgate Road, Newtown
Linford, LE7 7FD**

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



LOCATION

The land is accessed via Bradgate Road, Anstey, Leicester, Leicestershire. The nearest postcode is LE7 7FD.

SCHEDULE

| OS FIELD NO | ACRES | HECTARES | RESTRICTED USE |
|-------------|-------|----------|----------------|
| 3751 | 5.68 | 2.30 | Pasture |
| 5557 | 8.08 | 3.27 | Pasture |
| 6974 | 9.56 | 4.03 | Pasture |
| 1298 | 2.39 | 0.76 | Pasture |
| 9196 | 4.45 | 1.80 | Pasture |

Total: 30.80 Acres

TERM

The land is initially offered to let on a 18 month fixed term Farm Business Tenancy.

RENT

The rent will be paid half yearly in advance and will be fixed for the term.

The guide rent is £3,600 Per annum

SERVICES

The land is connected to mains water.

BOUNDARIES

The pasture land is well fenced and is surrounded by stock proof fencing for the most part.

CONSERVATION TERMS

The letting will be subject to the additional Conservation Terms which are available upon request.

RIGHTS OF WAY

The route of a public footpath which bisects the Farmland is coloured blue on the said Plan.

VIEWING

The land may be viewed at any time during daylight hours ensuring interested parties have a copy of the rental particulars to hand.

TYPE OF LETTING

The land will be offered to let on a Farm Business Tenancy (FBT) agreement.

The land is not suitable for equestrian uses.

ENVIROMENTAL SCHEMES

The land is subject to the restrictions imposed by a wider Higher Level Stewardship Scheme accross the park and must be managed in accordance to the provisions set out within the agreement.

Field parcels 9196 & 1298 are part of the Bradgate and Cropston SSSI and are subject to seasonal grazing and mowing restrictions

METHOD OF LETTING

The land is offered for let by Informal Tender in accordance with the following conditions:

Tenderers should complete a Form of Tender and return it by 12 noon on FRIDAY 11TH APRIL 2025 in a sealed envelope marked 'Tender - Lot 2 Land at Bradgate Road' to:

Andrew Granger & Co Ltd
44-46 Forest Road
Loughborough
Leicestershire
LE11 3NP

or via email: james.holgate@sheldonbosleyknight.co.uk

Tenders should be for a sum certain and expressed in pounds sterling. Tenders should not be made by reference to any other tender. The Landlord reserves the right not to accept the highest or indeed any tender.

If successful, the new Tenant will be expected to sign a new Farm Business Tenancy within 7 days of acceptance of their offer.

FURTHER INFORMATION

If you require any further information, please contact:

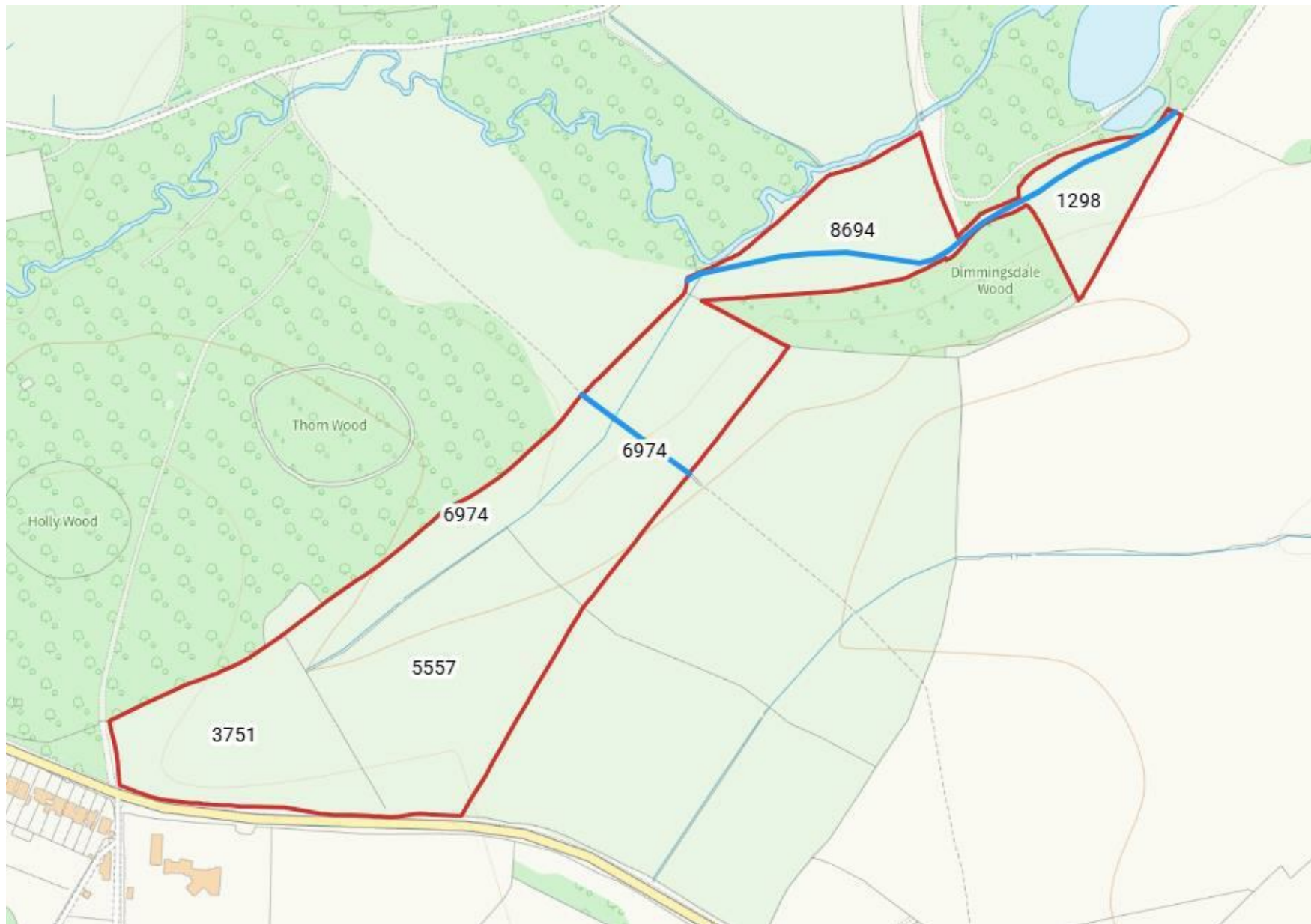
James Holgate BSc (Hons)
Andrew Granger & Co, 44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720

Email: james.holgate@sheldonbosleyknight.co.uk



Plan



For further information please email james.holgate@sheldonbosleyknight.co.uk