



**Land off Church Road, Great Glen, Leicestershire**



Part of



# Property Description



\*\*\*Tender deadline - Friday 16th February 2024 at 17.00PM\*\*\*

A rare opportunity to purchase approximately 1.29 Acres (0.52 Ha) of pasture land located within the centre of the village of Great Glen, Leicestershire. The land is located adjacent to The River Sence and 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.

## Key Features

- \*\*\*Tender deadline - Friday 16th February 2024 at 17.00PM\*\*\*
- Direct roadside access
- Village centre location
- 1.29 Acres

Offers in excess of  
£50,000





#### LOCATION

The land lies to the south of Church Road in the centre of the village of Great Glen, Leicestershire and is accessed directly from the public highway. The village of Great Glen is located approximately 7 miles south of the city of Leicester and 10 miles north of Market Harborough. The land will be clearly identifiable by our For Sale Board.

An accurate location of the access gateway can be found using the What 3 Words: //actors.smoke.gazes

#### LOCAL AUTHORITY

Harborough District Council,  
The Symington Building,  
Adam & Eve St,  
Market Harborough,  
LE16 7AG

#### GUIDE PRICE

The land is initially marketed at a guide price of £50,000

#### METHOD OF SALE

The property is offered for sale by Informal Tender in accordance with the following conditions: -

1. Tenderers should complete a Form of Tender. To request a tender form, please contact Edward Higgins (details below)
2. Please send completed tender forms by 5pm on Friday 16th February 2024 in a sealed envelope marked:

"Tender - Land at Great Glen" to Andrew Granger & Co. Ltd, 44-46 Forest Road, Loughborough, Leicestershire, LE11 3NP.  
Or  
By email to [edward.higgins@andrewgranger.co.uk](mailto:edward.higgins@andrewgranger.co.uk)

#### BOUNDARIES

The land is bound by a variety of hedging and timber post and rail fencing. We would not advise the land to be stock proof. The River Sence runs along the western boundary.

#### LAND CLASSIFICATION

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 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.

## 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.

## 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 20% over 20 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.

## RATES AND OUTGONGS

The property is sold subject to any other rates and outgoings 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 not registered with the Land Registry.

## 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](mailto:edward.higgins@andrewgranger.co.uk)





For further information please contact the Andrew Granger and Co Rural Department  
01509 243720



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