



LAND AT MOUNT PLEASANT FARM

Hose, Melton Mowbray, Leicestershire

BROWN & CO

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A ring-fenced block of productive arable land, including a single field of permanent grassland and a former crew yard of buildings, situated within the Vale of Belvoir in north east Leicestershire totalling 122.13 hectares (301.78 acres) or thereabouts

FOR SALE AS A WHOLE BY PRIVATE TREATY

INTRODUCTION

An exciting opportunity to purchase a ring-fenced block of productive arable land, with a single field of permanent grassland and a former crew yard of buildings, situated within the Vale of Belvoir totalling 122.13 hectares (301.78 acres) or thereabouts.

LOCATION AND SITUATION

The Land at Mount Pleasant Farm is located southeast of the Leicestershire village of Hose, approximately 8 miles north of the market town of Melton Mowbray and 14 miles south west of Grantham.

Nearest postcode: LE14 4JX

what3words: ///wager.hungry.aged

FARMLAND

A ring-fenced block of arable land, with a single enclosure of permanent grassland, all of which is shown as being Grade 3 agricultural land on the Ministry of Agriculture Land Classification Sheet. The soil survey of England and Wales identifies the Land as being part of the Denchworth soil series which is described as being slowly permeable, slightly acid but base-rich loamy and clayey soils capable of growing cereals and other combinable crops.

ACCESS

The Land can be accessed via a right of way along the farm track from Hose Lane. The access track, which is marked in blue on the plan enclosed within these details, is to be retained by the Vendor, however a full and free right of access will be granted as part of the transaction over the area shaded blue, subject to shared maintenance responsibilities.





SCHEDULE OF AREAS & PAST CROPPING

OS Number	NG Number	Ha	Ac	Land Use	2020	2021	2022	2023	2024
SK7427	9585	4.16	10.28	Arable	Winter OSR	Winter Wheat	Winter Wheat	Winter Beans	Spring Barley
SK7428	6758	6.00	14.83	Arable	Winter OSR	Winter Wheat	Winter Wheat	Winter Beans	Winter Wheat
SK7428	7814	14.89	36.79	Arable	Winter OSR	Winter Wheat	Winter Wheat	Winter Beans	Winter Wheat
SK7428	8897	0.04	0.10	Pond	-	-	-	-	-
SK7429	5223	18.65	46.09	Arable	Spring Barley	Winter Rye	Winter Beans	Winter Wheat	Winter Wheat / Spring Barley
SK7429	6806	18.60	45.96	Arable	Spring Barley	Winter Rye	Winter Beans	Winter Wheat	Winter Wheat / Spring Barley
SK7527	4298	13.33	32.93	Arable	Spring Wheat	Spring Oats	Winter Wheat	Winter Wheat	Spring Barley
SK7527	4472	4.04	9.99	Arable	Spring Wheat	Spring Oats	Winter Wheat	Winter Wheat	Spring Barley
SK7528	0614	10.12	25.01	Arable	Winter OSR	Winter Wheat	Winter Wheat	Winter Beans	Spring Barley
SK7528	1060	18.37	45.39	Arable	Spring Wheat	Spring Oats	Winter Wheat	Winter Wheat	Winter Wheat / Spring Barley
SK7528	2130	11.86	29.31	Arable	Spring Wheat	Spring Oats	Winter Wheat	Winter Wheat	Spring Barley
SK7528	2847	1.08	2.66	P. Grassland	P. Grassland	P. Grassland	P. Grassland	P. Grassland	P. Grassland
SK7527	5783	0.73	1.80	Woodland/Tracks	-	-	-	-	-
SK7428	9848	0.26	0.64	Buildings	-	-	-	-	-
TOTAL		122.13	301.78						

FARM BUILDINGS

The 'Crew Yard' comprises a range of former farm buildings which are currently dilapidated. The site area extends to 0.26 hectares (0.64 acres).

The site may provide the Purchaser with certain planning opportunities, subject to the appropriate planning consents being granted. The planning potential of the site has not been previously explored.

Due to their condition, internal access to the buildings is prohibited when viewing the property.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The Land is offered for sale by Private Treaty as a Whole. The Vendor reserves the right to conclude the sale by an alternative method, at their discretion.

The Purchaser will be required to exchange contracts within 28 working days of receipt by the Purchaser's solicitor of a draft contract, with completion by arrangement. A 10% deposit will be payable upon the exchange of contracts.

TENURE

The Land is being sold freehold with the benefit of vacant possession.

HOLDOVER

The Vendor reserves the right to holdover for the purposes of harvesting crops and straw clearance until 30th September 2024.

INGOING

The Purchaser will be required to pay an additional sum for any cultivations or crops unable to be harvested post completion.

EARLY ENTRY

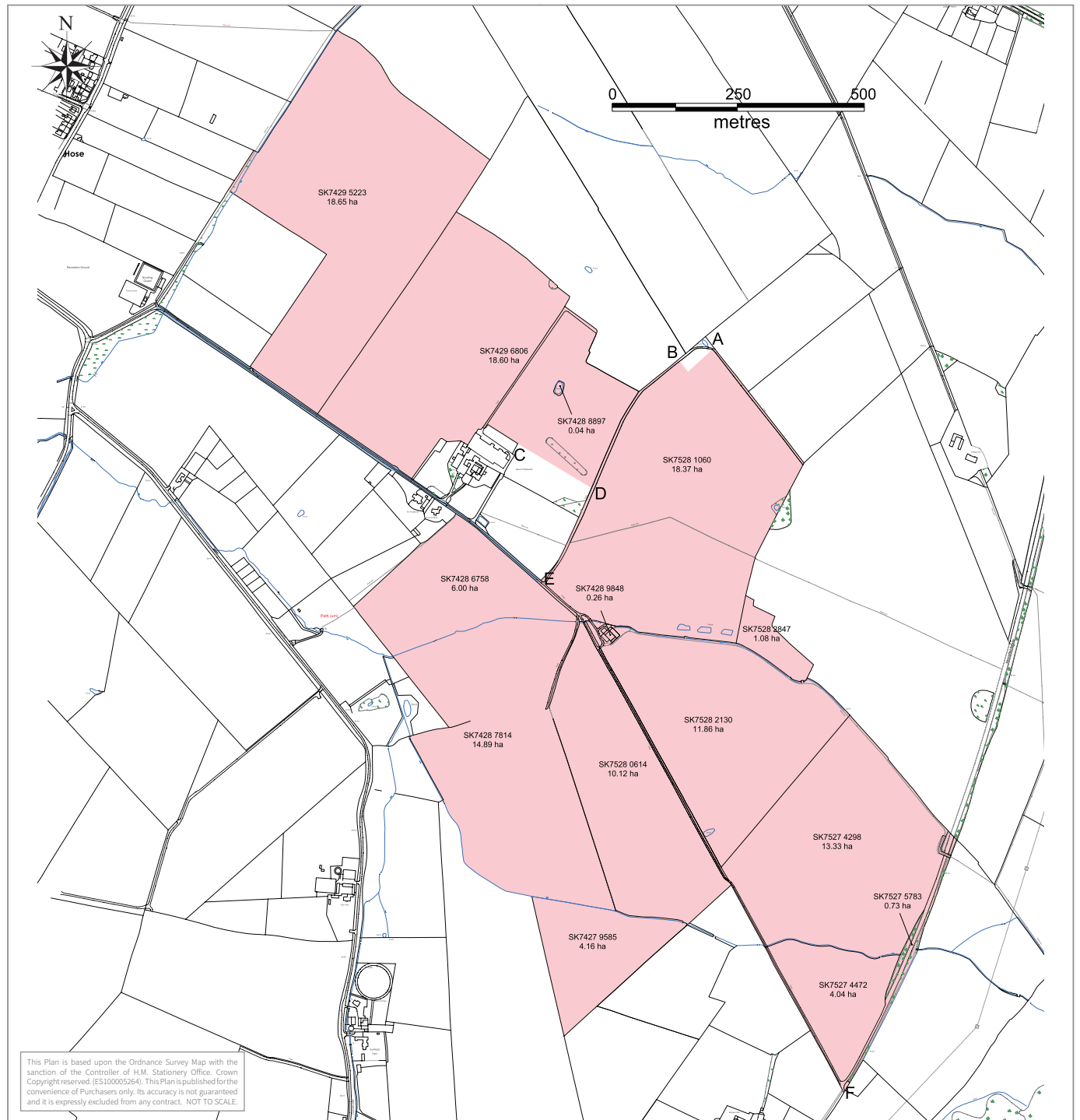
Early entry onto the Land may be available following the exchange of contracts, subject to a 20% deposit. Any early entry taken will be entirely at the Purchaser's own risk.

RESTRICTIVE COVENANT

The Land is sold subject to a restrictive covenant prohibiting any new renewable energy infrastructure being located within 100m of the boundary of the Land with the Vendor's retained land (as shaded yellow on the plan within the Data Room). This restrictive covenant applies to field parcels SK7429 6806, SK7428 6758 and SK7528 1060.

BASIC PAYMENT SCHEME

The Vendor will retain all delinked Basic Payment Scheme payments relating to the Land from the 2024 claim year until the scheme comes to an end in 2027.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The Land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

There are several public footpaths crossing the Land, which are marked on the "Rights of Way Map" included within the online Data Room.

There is a gas pipeline that runs through the property affecting parcels SK7528 1060, SK7428 6758 and SK7428 7814.

The Vendor reserves a full and free right of access along the trackway marked between points E and F on the plan enclosed within these details until the 1st January 2025 for the purposes of accessing the land behind and removing their livestock. Following the expiration of this period, the right of access will cease to exist.

NITRATE VULNERABLE ZONE

The Land is situated in a Nitrate Vulnerable Zone for surface water.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting and timber rights are included in so far as they vest in the freehold.

It is understood that that the mines and mineral rights are included in so far as they vest in the freehold, except in parcel SK7527 5783, where they are understood to be excepted on part.

VAT

Should any sale of the Land, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation, the Purchaser will be required to provide proof of identity and an address to the Vendor's Agent once an offer has been submitted and accepted (subject to contract), prior to solicitors being instructed.

INFORMATION PACK

An information pack is available to all interested parties via an online Data Room and contains inter alia:

- Plan of the Land
- 5-year cropping history
- Copy of the previous 5-years of BPS claims
- Historic drainage plans
- Rights of Way Map
- Restrictive Covenant plan
- Gas pipeline plan

VIEWING AND HEALTH & SAFETY

Viewing is strictly by appointment only with the Vendor's Agent. People viewing the Land should be careful and vigilant whilst on the property. Neither the Vendor nor the Vendor's Agent are responsible for the safety of those viewing the Land and accordingly, those viewing the Land do so at their own risk. Internal access to the former Crew Yard will be strictly prohibited.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining boundaries nor their ownership.

Any red line boundaries shown on the photographs are for illustrative purposes only and do not represent the actual boundary and are not to be relied upon.

BOUNDARY DEMARCATION

Part of the north west boundary of field parcel SK7528 1060 is open (marked A-B), as is the southern boundary of field parcel SK7429 6806 (marked C-D). These boundaries will be professionally demarcated and fenced by the Vendor upon the acceptance of an offer and prior to completion.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Vendor's Agent, whose decision acting as expert shall be final.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

LAND REGISTRY

The property is registered in part at the Land Registry under Land Registry Title LT376921. The remaining land is currently undergoing first registration at the Land Registry. An application to expedite the process will be made once a sale has been agreed.

VENDOR'S SOLICITORS

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