



**HOLWELL, LEICESTERSHIRE**  
HOLWELL LANE, LE14 4ET  
About 95.42 Acres of Agricultural Land

Guide Price  
£725,000

## FOR SALE BY PRIVATE TREATY

SIX FIELDS OF AGRICULTURAL PASTURELAND APPROXIMATELY ONE MILE TO THE  
NORTH OF THE TOWN OF MELTON MOWBRAY

Tel: 01664 560181  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

  
Land & Estate Agents, Valuers & Auctioneers



# GENERAL INFORMATION

<b>LOCATION:</b>	The land lies to the west of Holwell Lane. Post code for satellite navigation, LE14 4DJ. Access to the land will be via a shared right of way as identified on blue on the plan.																																			
<b>DESCRIPTION/SCHEDULE:</b>	<p>The property consists of 6 field parcels extending to approximately 95.42 acres (38.62 hectares) of land. The land had for many years been in both arable and grassland production but more recently remained temporary grass automatically reverting to permanent grass on the Basic Farm Payment application.</p> <p><b>Schedule</b></p> <table border="1"> <tr> <td>SK7322</td> <td>4153</td> <td>10.11Ha</td> <td>24.98 acres</td> <td>PG01</td> </tr> <tr> <td>Pt SK7322</td> <td>6857</td> <td>5.04Ha</td> <td>12.45 acres</td> <td>PG01</td> </tr> <tr> <td>SK7322</td> <td>5438</td> <td>5.23Ha</td> <td>12.92 acres</td> <td>PG01</td> </tr> <tr> <td>SK7322</td> <td>9044</td> <td>8.10Ha</td> <td>20.02 acres</td> <td>PG01</td> </tr> <tr> <td>SK7422</td> <td>0949</td> <td>3.13Ha</td> <td>7.73 acres</td> <td>PG01</td> </tr> <tr> <td>SK7422</td> <td>2642</td> <td>7.01Ha</td> <td>17.32 acres</td> <td>PG01</td> </tr> <tr> <td></td> <td></td> <td><b>38.62Ha</b></td> <td><b>95.42 acres</b></td> <td></td> </tr> </table> <p>The land is classified as Grade 3 on the MAFF Agricultural Land Classification Map. This means it is good to moderate ground, with moderate limitations which may affect the choice of crops, timing, and type of cultivation, harvesting or the level of yield.</p>	SK7322	4153	10.11Ha	24.98 acres	PG01	Pt SK7322	6857	5.04Ha	12.45 acres	PG01	SK7322	5438	5.23Ha	12.92 acres	PG01	SK7322	9044	8.10Ha	20.02 acres	PG01	SK7422	0949	3.13Ha	7.73 acres	PG01	SK7422	2642	7.01Ha	17.32 acres	PG01			<b>38.62Ha</b>	<b>95.42 acres</b>	
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<b>TENURE &amp; POSSESSION:</b>	The land is freehold with vacant possession upon completion.																																			
<b>PUBLIC RIGHTS OF WAY:</b>	Two public footpaths cross the land, as indicated on the plan.																																			
<b>SERVICES:</b>	The property is being sold without the benefit of any services.																																			
<b>EASEMENTS, COVENANTS &amp; WAYLEAVES:</b>	The land is sold subject to any existing easements, covenants and wayleaves.																																			
<b>SPORTING, TIMBER &amp; MINERAL RIGHTS:</b>	All mineral and timber rights are believed to belong and if so are included in the sale. The sporting rights will be in hand and transferred to the successful purchaser upon completion of the sale.																																			
<b>BASIC PAYMENT SCHEME:</b>	The land is registered for the Basic Payment Scheme. The entitlements may be available by separate negotiation.																																			
<b>VIEWING:</b>	By appointment only.																																			
<b>METHOD OF SALE:</b>	The property is offered for sale by Private Treaty as a whole.																																			
<b>ANTI-MONEY LAUNDERING LEGISLATION:</b>	In accordance with the most recent Anti Money Laundering Legislation, the purchasers will be required to provide proof of identity and address to the vendor's agent once an offer is submitted and accepted.																																			
<b>PLANS:</b>	The plans are Crown Copyright and for identification purposes only.																																			
<b>VAT:</b>	VAT is not payable on the purchase price.																																			
<b>WHAT3WORDS LOCATION:</b>	change.wealth.bells																																			
<b>SOLICITORS:</b>	Latham & Co, 15 High Street, Melton Mowbray, LE13 0TX. Tel: 01664 563012																																			

