



Land at Gaddesby, Leicestershire

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# Land at Gaddesby, Leicestershire

A productive parcel of mature ridge and furrow grassland situated in the heart of rural Leicestershire.

Melton Mowbray 5½ miles, Leicester 8½ miles, Oakham 11 miles

About 21.27 acres (8.61 hectares) in total

For sale as a whole

Guide Price £450,000

## Situation

The land is located to the east of the village of Gaddesby in Leicestershire and has vehicular access directly off Ashby Road.

## The Land

The land extends to approximately 21.27 acres (8.61 hectares) of good, productive grassland with ridge and furrow topography.

## Method of Sale

The freehold land is offered for sale as a whole by private treaty with vacant possession on completion.

## Services

The land has one water trough with mains connection.

## Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

There are two public footpaths running through the land. One runs north to south from a track off Church Lane to Ashby

Road. The other makes up part of the Leicestershire Round and runs south east from the track off Church Lane.

There are six telegraph poles with overhead electricity lines situated within the land.

## Basic Payment

There are no delinked payments available to the Buyer.

## Environmental Schemes

The land has not been entered into any environmental land management schemes.

## Sporting, Timber and Mineral Rights

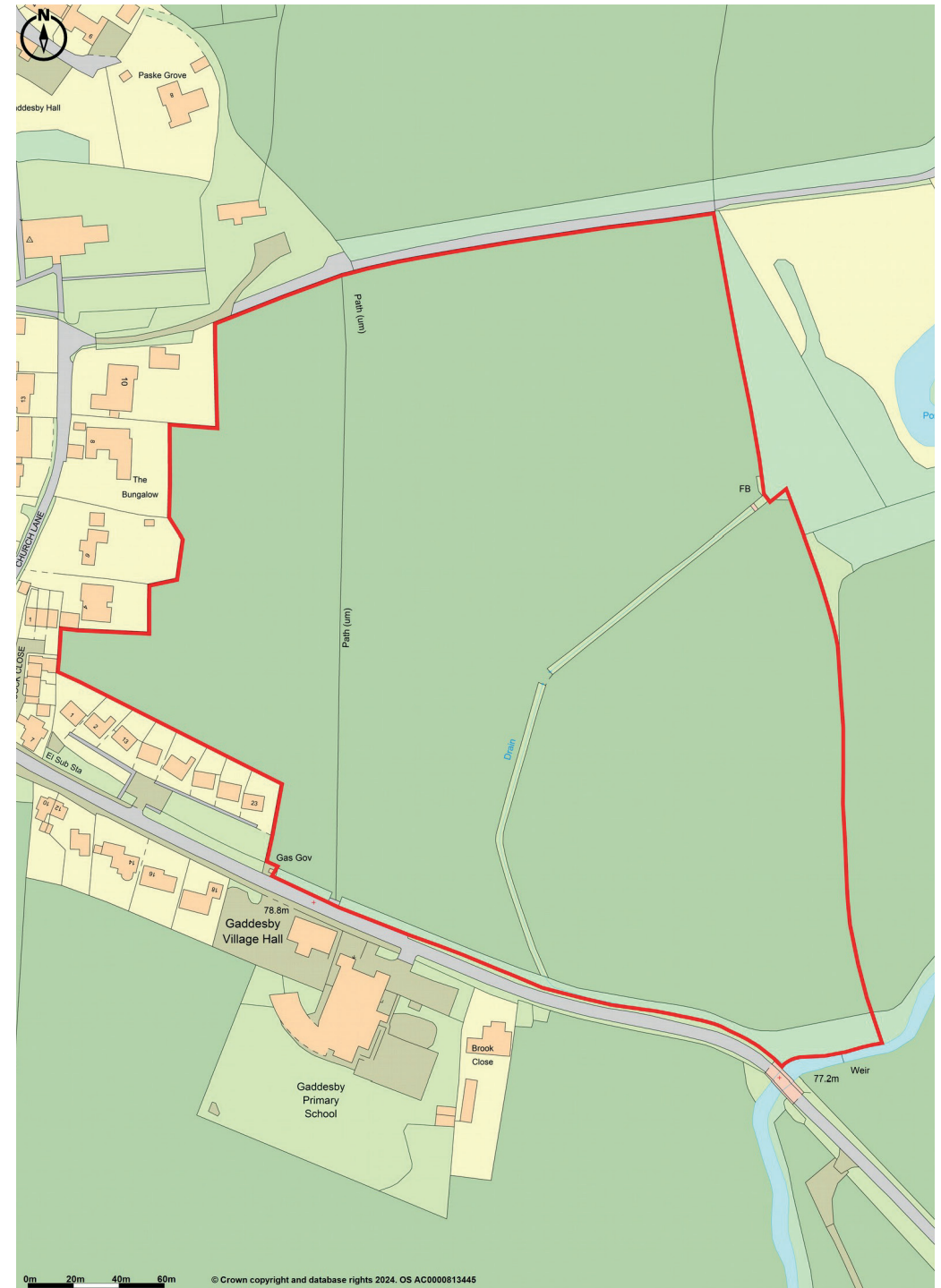
All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

## Overage

The property will be sold subject to an overage for development (other than agricultural or private equestrian buildings) and this will apply to any residential development (including but not limited to any residential element linked to agricultural or equestrian uses) or commercial development. The overage will also apply to the future use of the land for natural capital schemes that enable development elsewhere, such as Biodiversity Net Gain. The rate will be 35% for 40 years from the completion date. The grant of planning permission or a conservation covenant agreement/planning agreement will be a trigger event for overage.

## Local Authority

Leicestershire County Council (County council) [www.leicestershire.gov.uk](http://www.leicestershire.gov.uk)  
Melton Borough Council (District council) [www.melton.gov.uk](http://www.melton.gov.uk)



## Planning

All interested parties are encouraged to review the representations made by Avison Young in April 2020 in respect of the submission version of the Gaddesby Neighbourhood Plan. This provides a detailed background as to the historic promotion of the land for housing development and the historic proposal for the land to be designated as Local Green Space, which was subsequently struck out of the adopted neighbourhood plan.

Avison Young's representations can be found at [www.meltonplan.co.uk/gaddesby](http://www.meltonplan.co.uk/gaddesby)

## VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## Solicitors

Clarke Willmott LLP, Floor 10, Assembly Building C, Cheese Lane, Bristol BS2 0JJ

## Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

## What3Words Access Point

[meatball.mailings.briefer](https://www.what3words.com/)



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