



# LAND AT UPPINGHAM ROAD

HOUGHTON ON THE HILL | LEICESTERSHIRE

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**ARABLE LAND – 8.43 ACRES (3.41 HECTARES) or thereabouts | For sale as a single lot**

Property and Business Consultants  
 brown-co.com

## DESCRIPTION

A productive block of agricultural land comprising a single arable field extending to 8.43 acres (3.41 hectares) or thereabouts.

The field is handily located close to the village of Houghton on the Hill, with access from the A47 Uppingham Road, and in a good strategic position for the suburbs of the city.

The land has been well farmed for many years and has produced good quality cereals and combinable crops.

## LOCATION

The land is located approximately 1/2 mile west of Houghton on the Hill and 4 miles east of Leicester.

## TENURE & POSSESSION

The land is sold freehold with vacant possession on completion.

## DEVELOPMENT CLAUSE

The Sellers will reserve an Overage of 30% of any increase in value as a result of planning permission being granted within 35 years for a use other than agriculture or equestrian.

## SERVICES

There are no mains services connected. Prospective purchasers are advised to make their own enquiries with regard to the location and adequacy of any mains supplies if required.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all Rights of Way, Easements and Wayleaves, whether mentioned or not.

The land is subject to the right of way along the roadway adjacent to the eastern boundary used by Severn Trent Water to gain access to the sewage treatment works.

## GROWING CROPS AND CULTIVATIONS

The Seller reserves the right to charge for costs incurred for labour, cultivations and inputs in establishing and growing any crops on the land prior to completion.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole.

## AUTHORITIES

Local – Harborough District Council – Tel No: 01858 828282  
County - Leicestershire County Council – Tel No: 0116 232 3232  
Water - Severn Trent Water Authority – Tel No: 0800 783 4444

## PLANS AND PARTICULARS

These are believed to be correct but their accuracy is not guaranteed and no claim can be admitted for any errors or discrepancies.

## ARBITRATION

Should any dispute arise between the Vendor and the Purchasers upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars or Plan, or as to the interpretation thereof, the matter in dispute shall not annul the sale but shall be referred to the Arbitration of the Vendor's Agents whose decision shall be final and binding on all parties to the dispute, and in every such arbitration the Vendor's Agents shall decide how the cost of such reference shall be borne.

## VIEWING

Viewing is permitted during daylight hours with a set of these sale particulars in hand, having previously contacted the Selling Agent. No vehicles to be taken on the land.

## ANTI MONEY LAUNDERING REGULATIONS

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

## ENQUIRIES

Should you require any further information or like to make an appointment to view please contact Tim Fox at Brown & Co, 5 Geoff Monk Way, Birstall, Leicester, LE4 3BU - Tel No: 0116 289 4719.

## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in September 2023. Brochure by wordperfectprint.com.

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