



# LAND OFF HICKLING ROAD

NETHER BROUGHTON | LEICESTERSHIRE | LE14 3ET

Approximately 8.72 Acres (3.53 Hectares) of permanent pasture

**FOR SALE BY PRIVATE TREATY**

**Edward Megginson**

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**BROWN & CO**

Property and Business Consultants

[brown-co.com](http://brown-co.com)

## LOCATION

The property is located approximately 0.4 miles north of Nether Broughton village, 1.3 miles south of Hickling village and 5.4 miles north-west of Melton Mowbray.

## DESCRIPTION

The property consists of a single parcel extending to approximately 8.72 acres (3.53 hectares) of permanent pasture land.

The property is bound to the east by Hickling Road, which is the road connecting the villages of Hickling and Nether Broughton. The property is accessed directly off Hickling Road.

## METHOD OF SALE

The property is offered for sale by Private Treaty.

## OVERAGE

The property will be sold with an overage for any development (other than agricultural and equestrian purposes) and this will apply to any residential development, commercial development or renewable energy development. The rate will be 30% for 35 years from the completion date and payable on the grant of a valid planning consent.

## SERVICES

It is understood that there are no utility services connected to the property. All prospective Purchasers are to satisfy themselves if connections are available, if desired.

## TENURE & POSSESSION

The property will be sold freehold and with vacant possession being given upon completion.

## BASIC PAYMENT SCHEME & DELINKED PAYMENTS

All historic entitlements and the delinked payments will be retained by the Vendor and do not form part of the sale.

## PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey 1:2000 scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

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

## LAND REGISTRY TITLE

The property is registered with the Land Registry and forms part of the Registered Title of LT275032.

## SPORTING, TIMBER & RIGHTS

The sporting rights, mineral rights and timber rights will be included within the freehold so far as they are owned by the Vendor.

## DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or Interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendor's Agent.

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 or the ownership thereof.

## FIXTURES & FITTINGS

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

## VALUE ADDED TAX

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

## LOCAL AUTHORITY

Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leicestershire, LE13 1GH - Tel No: 01664 502502.

## ANTI-MONEY LAUNDERING REGULATIONS

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

## VIEWINGS

Viewing is strictly by appointment with the Brown&Co – Leicester Office.

## WHAT3WORDS

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## VENDOR'S SOLICITOR

Nelly Chipman  
Latham & Co Solicitors  
Charnwood House, 2 Forest Road, Loughborough,  
Leicestershire, LE11 3NP  
Tel No: 01509 238822

## CONTACT

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## GENERAL REMARKS & STIPULATIONS

These sales particulars are Subject to Contract and were prepared in April 2024.

## 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 May 2024. Brochure by wordperfectprint.com.