



72.64 ACRES OR THEREABOUTS OF PASTURE LAND  
GUMLEY ROAD, SMEETON WESTERBY, LEICESTERSHIRE



Part of  
**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS

# GUIDE PRICE £650,000

An exciting opportunity to purchase 72.64 acres (29.40ha) or thereabouts of rolling pasture land near Smeeton Westerby, Leicestershire.

## Description

The land extends to approximately 72.64 acres (29.40ha) or thereabouts across 7 enclosures. On the southern boundary there is a copse extending to approximately 2.5 acres. The land is traditional rolling pasture with mature hedges and hedgerow trees. The 3 lower fields to the east of the track were re-seeded 4 years ago, the remaining land is classed as permanent pasture.

## Location and Situation

The land is located 1km south of the Smeeton Westerby, 1km east of Saddington and 7km north west of Market Harborough. The land is situated off Gumley Road with both direct road frontage and access via a stone track.

What3Words:///foreheads.movement.subject

## Land Classification and Soil Type

The land is classified as Grade 3.

Soilscapes describes the land both as Soilscape 8 and 18 being slowly permeable, seasonably wet, slightly acid but base rich loamy and clayey soils with impeded drainage an moderate fertility.

## Services

The land is not connected to a mains water supply.

## Tenure

The land will be sold freehold with vacant possession. The land is currently let but this tenancy will end on 28th September 2024.

## Method of Sale

The land is being sold by private treaty. The Agent reserves the right to invite best offers by a certain date.

## Plan

The plan and red lines have been provided for identification purposes only.

## Environmental Schemes

The Agents are not aware of any agri-environmental schemes over the land.

## Boundaries

The land is bounded by a mixture of mature hedges and trees, and post and wire fencing.

## Fixtures

In respect of the Sheep Pen the hurdles and gates will be removed. The crash barriers are available for purchase directly from the outgoing tenant or will be removed at the expiry of their tenancy.

## Wayleaves/Easements/Rights of Way

There is a right of way over the track to The Bungalow.

Whilst the area over the canal bridge is not owned it is assumed there is a right of way over it.

The Agent is not aware of any other wayleaves, easements or rights of way. The land is sold with the benefit of all wayleaves, easements and rights of way that may exist whether they are specifically mentioned in these particulars or not.

## Sporting/Timber Mineral Rights

Where owned, the sporting and mineral rights are included within the sale

## Restrictive Covenants

The land is subject to standard Church of England covenants which can be made available upon request.

## Development Uplift Clause

The land will be sold subject to a development uplift clause of 50% over 50 years of any uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian use) and is payable to the vendor.

## VAT

In the event that any part of the holding is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

## Rates and Outgoings

The property is sold subject to any other rates and outgoing which the purchaser will be liable for.

## Further Information

For more information, please contact Rebecca Falder.

Tel: 01509 243720

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## Viewing

Viewing of the land may take place on foot at any time during daylight hours by persons in possession of a copy of these particulars. The agent requests that no disturbance is caused to the tenant or neighbouring properties.





For further information please email [ruralag@sheldonbosleyknight.co.uk](mailto:ruralag@sheldonbosleyknight.co.uk)