



**Land off Loughborough Road, Quorn, Leicestershire**



Part of



# Property Description

An exciting opportunity to let approximately 24.38 Acres of pastureland by informal tender. The land is located on the edge of the village of Quorn and is most suitable for equestrian grazing.

Available as a whole or in two lots.



**Available by Informal Tender**



#### LOCATION

The land is located off Loughborough Road, to the southeast of the village of Quorn, approximately 3 miles southeast of Loughborough and 11 miles north of the city of Leicester.

The land will be identifiable by our To Let board.

What 3 Words: ///mixing.monument.march

#### LOTTING

The land is available to let as a whole or in two lots as listed below. Both lots have independent vehicle access.

Lot 1: Red Boundary - 10.352 Acres (4.189ha)

Lot 2: Blue Boundary - 14.032 Acres (5.979Ha)

#### TENURE

The land is offered to let on a Common Law Agreement for an initial term of 2 years and will commence on or after 1st September 2024.

#### SERVICES

The land does not benefit from any mains services.

#### BOUNDARIES

The land is bounded by a mixture of mature hedges and post and wire fencing. The river soar provides the northern boundary of the land of which grazing animals can access for drinking water.

#### ENVIRONMENTAL SCHEMES

The agent is not aware that the land is subject to any environmental land schemes.

#### WAYLEAVES / EASEMENTS / RIGHTS OF WAY

A public footpath crosses both lots.

The Agents are not aware of any further easements, wayleaves or rights of way.

#### GUIDE RENT

The land is advertised via informal tender. Interested parties are invited to but forward offers via tender after speaking with the agent.

#### METHOD OF LETTING

The land is offered by informal tender as follows:

Tenderers must complete a Form of Tender and return it to:

Andrew Granger and Co Ltd  
44 - 46 Forest Road  
Loughborough  
Leicestershire  
LE11 3NP

or via email to:

[edward.higgins@sheldonbosleyknight.co.uk](mailto:edward.higgins@sheldonbosleyknight.co.uk)

#### PLAN

The plan is provided for identification purposes only

#### VIEWINGS

The land may be viewed on foot at any reasonable daylight hours by persons in possession of a copy of these particulars.

#### FURTHER INFORMATION

For further information and to receive a tender form, please contact:

Edward Higgins BSc (Hons) MRICS  
Andrew Granger & Company, 44-46 Forest Road,  
Loughborough, LE11 3NP  
Tel: 01509 243720  
Email: [edward.higgins@sheldonbosleyknight.co.uk](mailto:edward.higgins@sheldonbosleyknight.co.uk)



# Map



# Plan





## For further information, please contact the Loughborough Rural Office - 01509 243720

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