



**Land at Shearsby, Lutterworth, LE17
6PL**



Part of

**SHELDON
BOSLEY
KNIGHT**



£250,000

An opportunity to purchase 20.74 acres (8.39 ha) or thereabouts of arable land either as a whole or in two lots as set out below.

Lot 1: 11.33 acres/4.585ha (green)
Lot 2: 9.41 acres/3.807ha (purple)

LOCATION

The land lies southeast of the village of Shearsby in south Leicestershire. The land is around nine miles due south of Leicester and northeast of Lutterworth.

What3Word: stormy.aced.coins

DESCRIPTION

The property consists of two arable fields totalling approximately 20.74 acres (8.39 ha) of arable land.

The land is bounded by mature hedgerows with three roadside boundaries to Welford Road, Bruntingthorpe Road & Mill Lane. The land can be accessed via gateways off Bruntingthorpe Road and Mill Lane.

GUIDE PRICE

As a whole 20.74 acres – Guide Price £250,000

Lot 1: 11.33 acres (green) - Guide Price of £135,000
Lot 2: 9.41 acres (purple) - Guide Price of £115,000

METHOD OF SALE

The property is offered for sale as a whole or in Lots by private treaty and vacant possession will be granted on completion of the sale, subject to a right of holdover for the Vendor to harvest the growing crops for 2025 harvest.

LAND CLASSIFICATION AND SOIL TYPE

The land is classified as Grade 3 (being good to moderate). Soils defines the soil type as: Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

SERVICES

The Agent is not aware of the land being connected to any services. Potential Buyers should make their own enquiries.

TENURE

The land is to be sold freehold with vacant possession.

ENVIRONMENTAL SCHEMES

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

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all wayleaves, easements and rights of way that may exist whether specifically mentioned in these particulars or not.

The land is crossed by Footpaths Y69, Y70 & Y71

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

RATES AND OTHER OUTGOINGS

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

The purchaser of Lot 1 will be responsible for fencing the boundary between points A & B marked on the sale plan with stock proof fencing.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause of 30% over 30 years of any uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian) 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.

VIEWING

The land may be viewed on foot at any reasonable daylight hours by persons in possession of a copy of these particulars. Please respect the current occupiers crop when viewing the land.

LAND REGISTRY TITLE

Both lots 1 & 2 are registered with the Land Registry.
Registered Title Numbers: LT289471 & LT247999

PLAN

The plan and red lines are provided for identification purposes only. Ordnance Survey Crown Copyright 2022 (licence no. 100022432). All rights reserved.

FURTHER INFORMATION

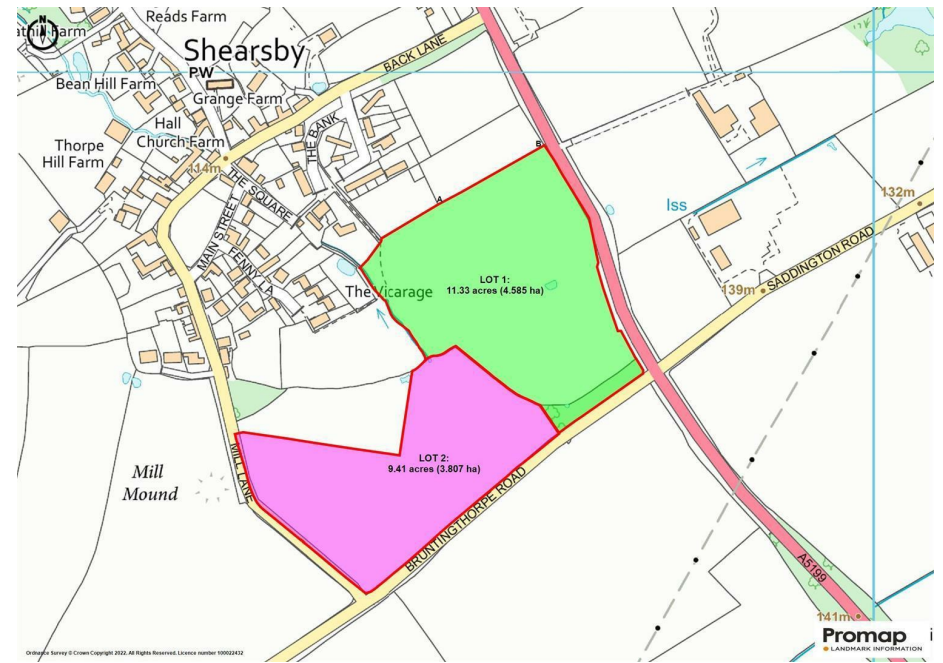
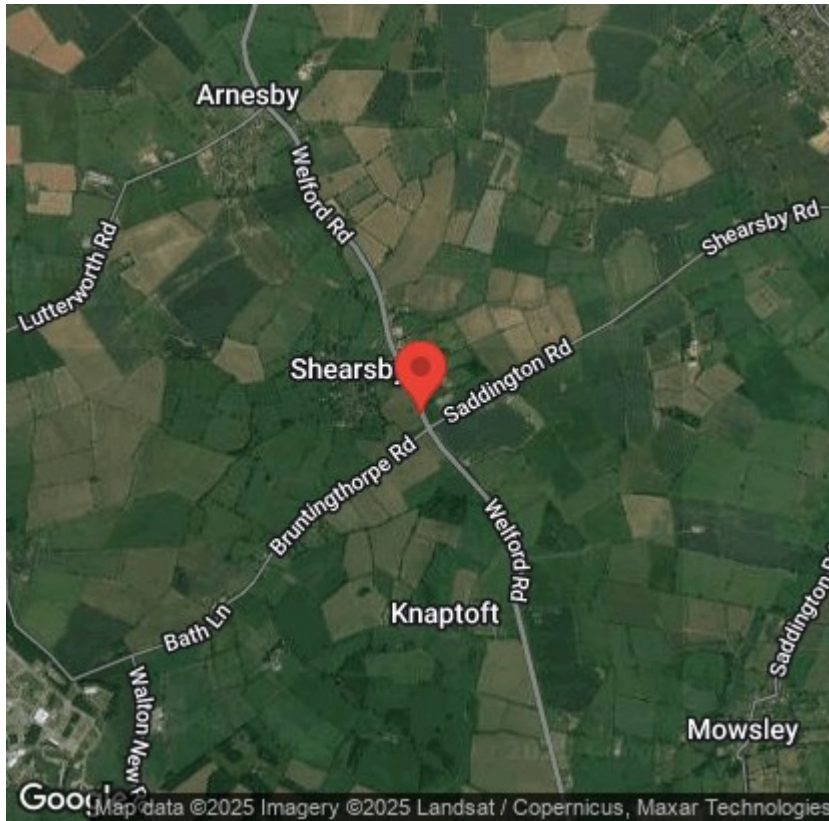
For any further information, please contact James Holgate BSc (Hons)
Tel: 01509 243720
Email: james.holgate@sheldonbosleyknight.co.uk

LOCAL AUTHORITY

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire LE16 7AG.



Plan



For further information please email james.holgate@sheldonbosleyknight.co.uk

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