



**Land at Sliding Stones, Roeclyffe Road,  
LE12 8TN**

  
**ANDREW  
GRANGER & CO**  


Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS





## DESCRIPTION

2 Lots of land to let extending to approximately 55.993 acres (22.60ha) located on the edge of the Bradgate Park Estate. As shown edged red on the attached plan (for identification purposes only) and as further described in the schedule below. TENDER DEADLINE - 12 NOON FRIDAY 11TH APRIL 2025

## LOCATION

The land is accessed via Roecliffe Road, Woodhouse Eaves, Loughborough, Leicestershire. The nearest postcode is LE12 8TN.

## TERM

The land is offered as a whole or as two separate lots to let on a 5 year fixed term Farm Business Tenancy.

## RENT

The rent will be paid half yearly in advance and will be fixed for the term.

The guide rent is £6,700 Per annum (Lot 1 - £4,700 Lot 2 £2,000)

## SCHEDULE

OS FIELD NO // ACRES // HECTARES //

### LOT1:

3382 // 14.925 // 6.04 // Temporary Grassland

0565 // 16.061 // 6.50 // Temporary Grassland

8366 // 8.278 // 3.35 // Temporary Grassland

### LOT 2:

4976 // 12.73 // 5.15 // Permanent Pasture

2560 // 4.00 // 1.62 // Permanent Pasture

## SERVICES

There is a water supply and trough in the pasture enclosure.



## METHOD OF LETTING

The land is offered for let by Informal Tender in accordance with the following conditions:

Tenderers should complete a Form of Tender and return it by 12 noon on FRIDAY 11TH APRIL 2025 in a sealed envelope marked 'Tender – Land at Sliding Stones' to:

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

or via email: [james.holgate@sheldonbosleyknight.co.uk](mailto:james.holgate@sheldonbosleyknight.co.uk)

Tenders should be for a sum certain and expressed in pounds sterling.

Tenders should not be made by reference to any other tender.

The Landlord reserves the right not to accept the highest or indeed any tender.

If successful, the new Tenant will be expected to sign a new Farm Business Tenancy within 7 days of acceptance of their offer.

## RIGHTS OF WAY

The route of a public footpath which bisects the Sliding Stones Farmland is coloured blue on the said Plan. This route is also an Estate Access Road (useable, with and without vehicles and machinery, by the Landlord and all persons authorised thereby). The Estate Access Road is the sole Route of Access (using the roadside field gate) for the Tenant to OS 3382/0565/8366. OS 2560 is accessible from the above mentioned Access Road or via OS 4976. OS 4976 is only accessible from the field gate in the highway boundary.

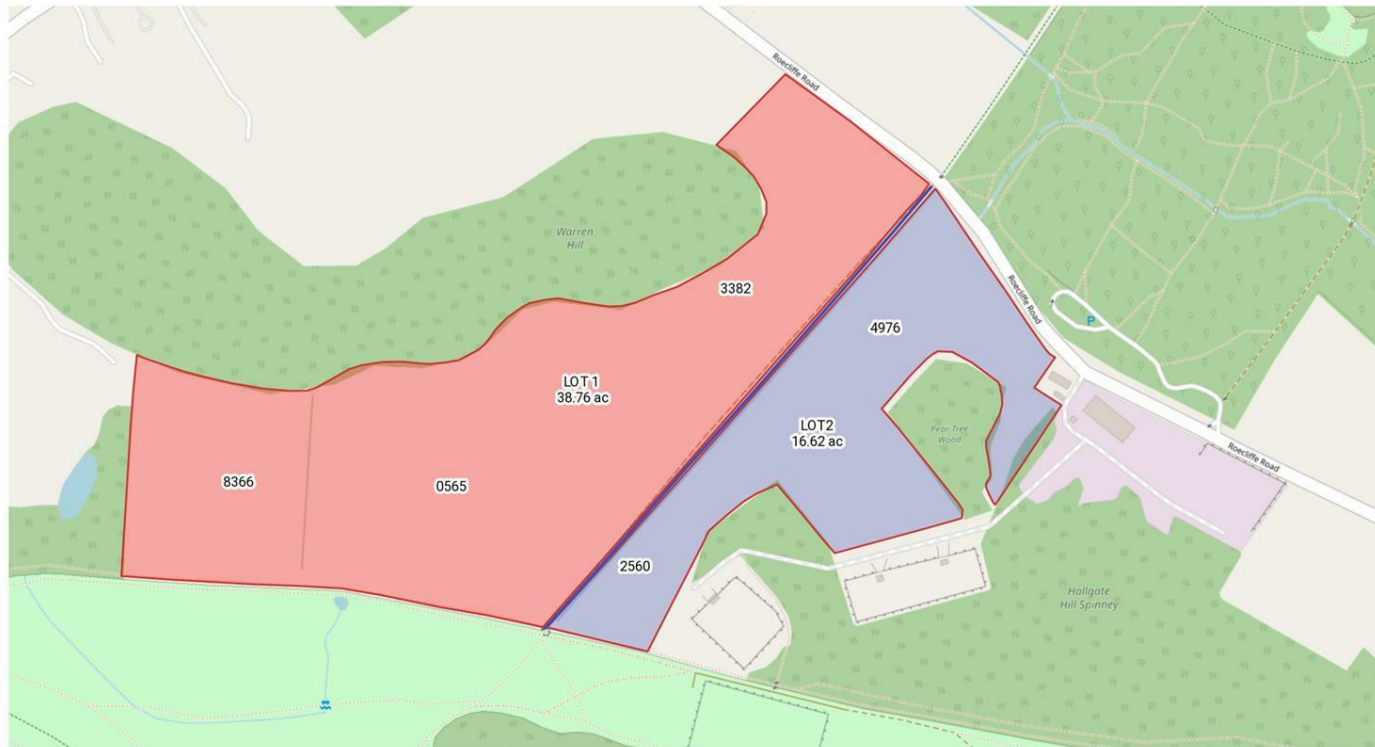
All access gates are kept locked by the Landlord and the Third Party owner of the Track and the Tenant will be provided with appropriate keys (and must ensure all gates are locked after every use).

## BOUNDARIES

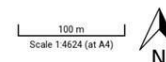
The pasture land is well fenced and is surrounded by stock proof fencing for the most part.



# Plan



Produced on Land App, Jan 31, 2025.  
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## CONSERVATION TERMS

The letting will be subject to the additional Conservation Terms which are available upon request.

The land is only suitable for agricultural purposes.

## ENVIRONMENTAL SCHEMES

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

## VIEWING

The land may be viewed at any time during daylight hours ensuring interested parties have a copy of the rental particulars to hand.

## FURTHER INFORMATION

If you require any further information, please contact:

James Holgate BSc (Hons)  
Andrew Granger & Co, 44-46 Forest Road,  
Loughborough, LE11 3NP

Tel: 01509 243720

Email:

[james.holgate@sheldonbosleyknight.co.uk](mailto:james.holgate@sheldonbosleyknight.co.uk)