



**Land off Main Street, Houghton on the Hill,
Leicestershire, LE7 9GE**

 **ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An exciting opportunity to purchase approximately 34.37 Acres of pastureland and agricultural building in the heart of the village of Houghton on the Hill, Leicestershire.

Key Features

- **34.37 Acres of Pastureland**
- **Barn**
- **Village Location**

**Offers Over
£450,000**





DESCRIPTION

An exciting opportunity to purchase approximately 34.37 Acres of pastureland and agricultural buildings in the heart of the village of Houghton on the Hill, Leicestershire. The land is split into six separate enclosures and is made up of gently undulating pasture with evidence of historic ridge and furrow throughout. The land is surrounded by a mixture of mature hedging and timber post and wire fencing.

LOCATION

The land is located to the south east of the village of Houghton on the Hill, Leicestershire. Houghton on the Hill is a village located approximately 6 miles east of the city of Leicester and has a good range of facilities including a village store, village hall, church, Primary school, pharmacy and two public houses. A comprehensive range of public facilities along with access to road and rail connections are available within the city of Leicester.

What 3 Words Location: [///bolts.claps.shack](https://www.bolts.claps.shack)

METHOD OF SALE

The land is initially being offered for sale by Private Treaty. The vendor reserves the right to conclude the sale by an alternative method if required.

TENURE

The land is held freehold and is currently occupied under a Farm Business Tenancy which expires on 1st November 2025. Vacant possession will be available after this date.

LOCAL AUTHORITY

Harborough District Council,
The Symington Building,
Adam & Eve St,
Market Harborough,
LE16 7AG

SERVICES

The property is understood to be connected to mains water and mains electricity. The condition of both services has not been tested.

VIEWINGS

Strictly by appointment only.

ACCESS

The land is accessed directly from Main Street, Houghton on the Hill.





PLAN

The plan has been provided for identification purposes only.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a development uplift clause whereby 30% of any increase in value arising from development or the grant of planning permission (excluding uses for agriculture and equestrian purposes) will be payable to the vendor for a period of 30 years from the date of completion.

RIGHTS OF WAY / EASEMENTS / WAYLEAVES

The land is sold subject to and with the benefit of all existing rights of way, easements and wayleaves whether mentioned within these particulars or not. The land is crossed by footpaths C50 and D10

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.

SPORTING, TIMBER AND MINERAL RIGHTS

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

COVENANTS

The sale will be subject to a range of covenants which are listed in the Information Pack, available upon request from the selling agents.

RATES AND OUTGOINGS

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

LAND REGISTRY

The land is not registered with the land registry and first registration is pending.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred on the transaction.

ENVIRONMENTAL SCHEMES

The land is not part of any current environmental schemes.

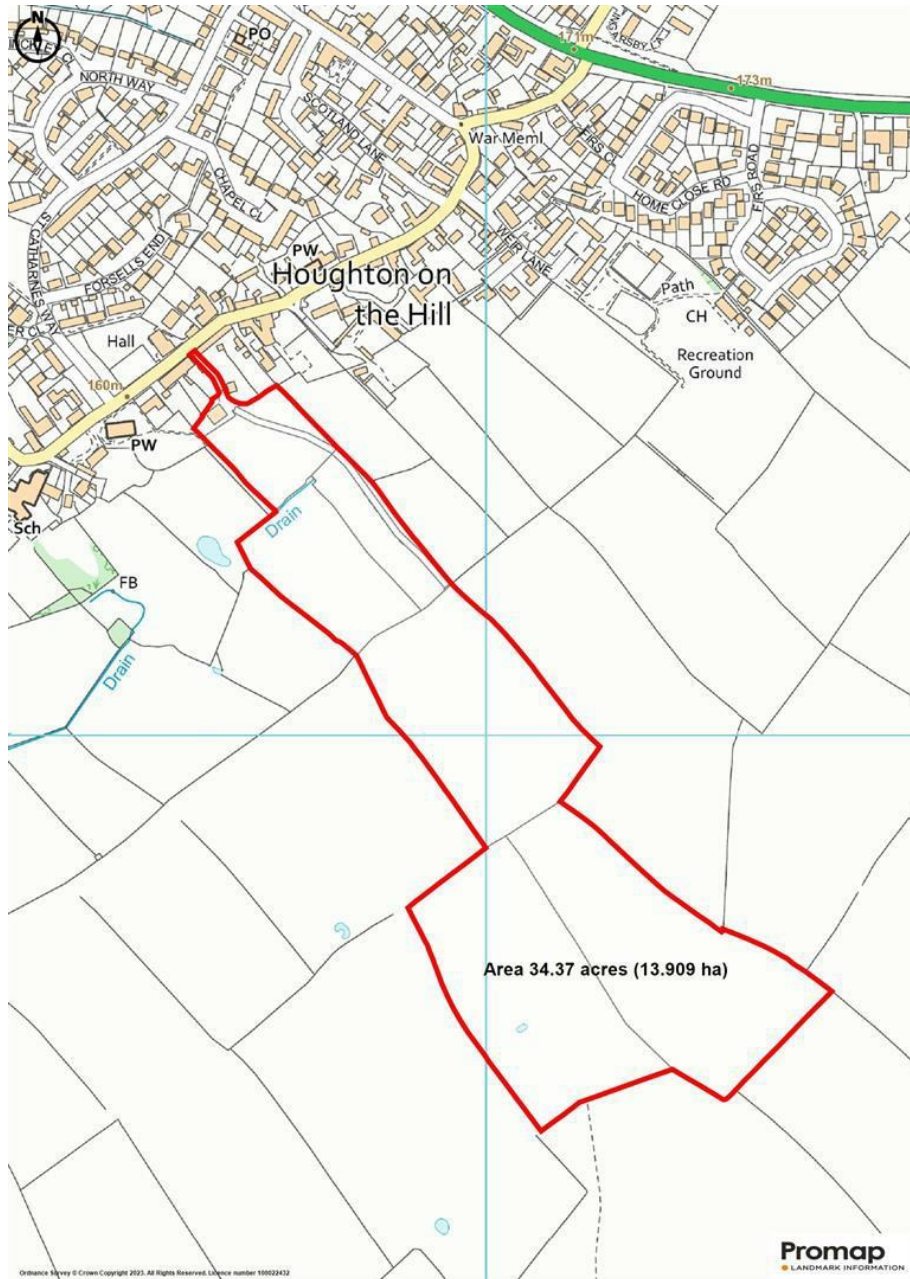
FURTHER INFORMATION

If you require any further information, please contact:

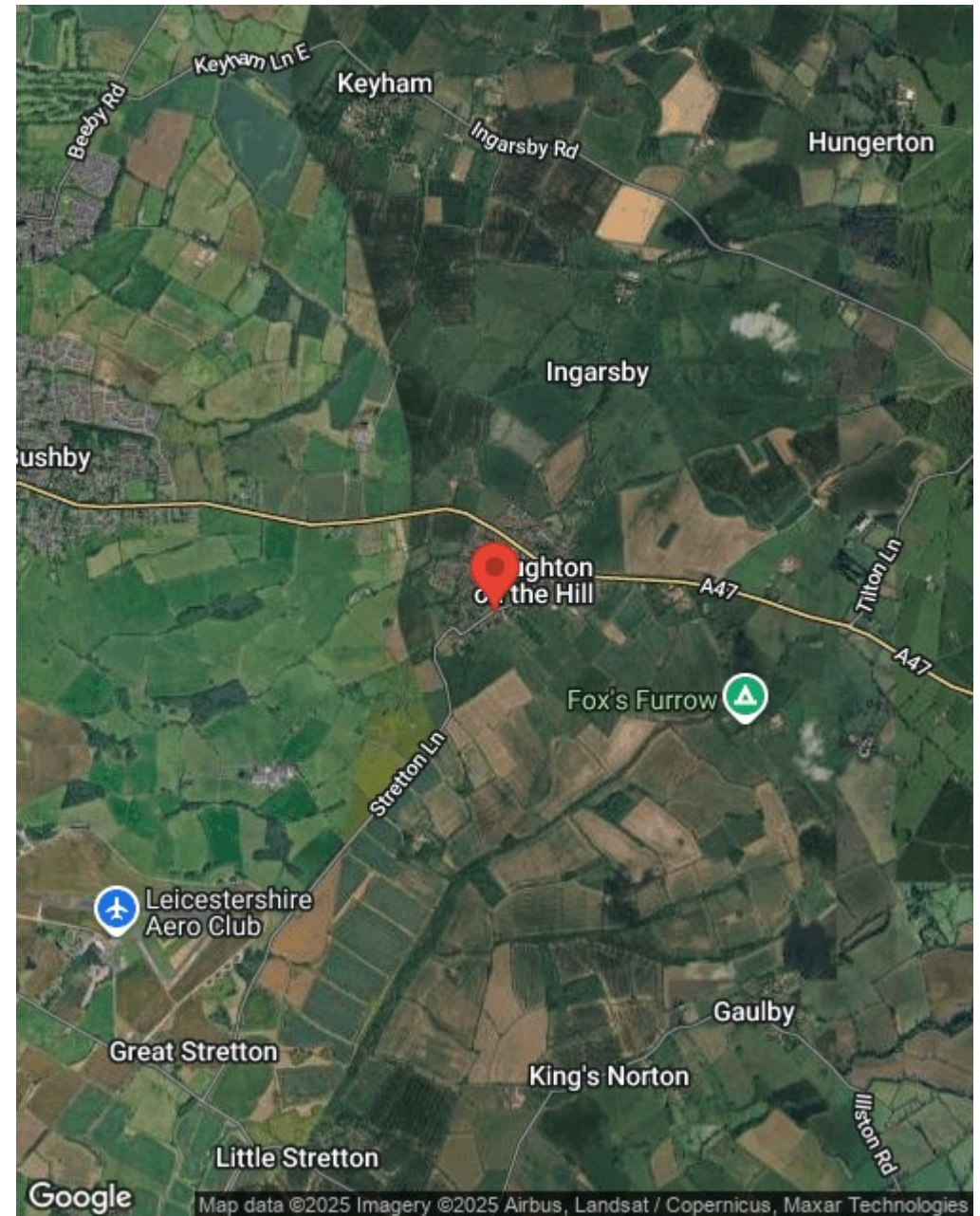
Edward Higgins BSc (Hons) MRICS
 Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP
 Tel: 01509 243720
 Email: edward.higgins@sheldonbosleyknight.co.uk



Plan



Map





**For further information and to arrange a viewing please contact
our Loughborough Rural office on 01509 243720**

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS