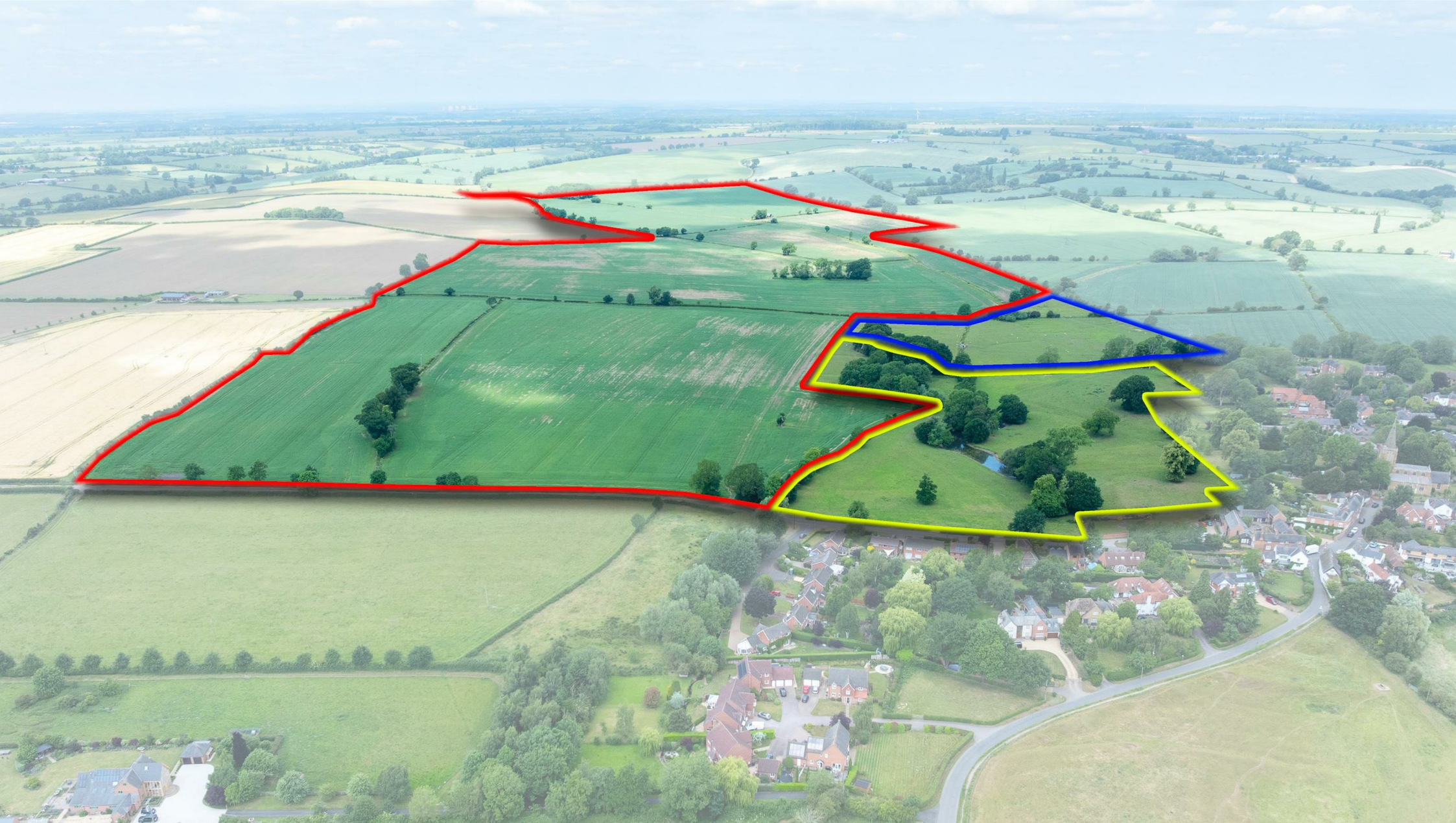




**Land off Thrussington Road, Hoby,
Leicestershire, LE14 3EB**


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A rare opportunity to purchase approximately 209.76 Acres (84.89 Hectares) of productive arable land, pastureland and parkland located on the edge of the picturesque village of Hoby, Leicestershire.

Available as whole or in three lots.

Asking Price:
£2,230,000





LOCATION

The land is located to the west of the village of Hoby, a sought after village located in the Wreake Valley. Hoby has a limited range of facilities but does have the benefit of a public house and a church. The nearby village of Thrussington has the benefit of a village primary school. A more comprehensive range of public services are located in the market town of Melton Mowbray, approximately 7 miles to the east and the city of Leicester 12 miles to the south.

DIRECTIONS

Postcode: LE14 3EB

What3words: ///meanwhile.carriage.warned

LOTTING

The land is available as a whole or in upto three lots.

LOT 1

Lot 1 extends to approximately 183.21 Acres (74.14 Ha) of predominantly arable land and is classified as Grade 2 and 3 as per the Agricultural Land Classification Map. The land is split into seven separate enclosures surrounded by a variety of hedging and timber fencing and is relatively flat lying with gentle undulations. Small areas of mature woodland are located in both the centre and northern corner of the enclosure. A small open sided brick barn is situated within the centre of the land and is currently disused, this building may offer potential for conversion subject to the granting of necessary consents.

If Lot 1 is sold separately to Lot 3, access rights will be granted over Lot 3 to give access for Lot 1 onto Church Lane.

LOT 2

Lot 2 extends to approximately 14.41 Acres (5.83 Ha) of pasture land, mature woodland and historic parkland. The land is split into three main enclosures and is located on the edge of the village. The land has a number of parkland trees situated throughout and has the benefit of a small lake and stream. The land is surrounded by a mixture of mature hedging and timber fencing and is accessed directly from Thrussington Road. The land is suitable for both agricultural and equestrian grazing.

LOT 3

Lot 3 extends to approximately 12.14 Acres (4.91 Ha) of pasture land split into three separate enclosures and benefits from direct roadside access onto Church Lane. The land is relatively flat lying and is split by a stream running through the centre of the enclosure. The land is accessed directly from Church Lane.

If Lot 3 is sold separately to Lot 2, the purchaser of Lot 3 will be responsible for the erection of a new boundary fence between points A and B on the plan enclosed. Furthermore, if Lot 3 is sold separately to Lot 1, a right of access will be granted over Lot 3 to grant access to Lot 1 onto Church Lane.

GUIDE PRICE

Lot 1: £1,800,000

Lot 2: £250,000

Lot 3: £180,000

As a whole: £2,230,000





METHOD OF SALE

The land is for sale by Informal Tender. The vendor reserves the right to conclude the sale by an alternative method if required.

Offers are to be received by 5PM on Monday 8th September 2025 using the Tender Form enclosed within the Information Pack, available from the selling agents.

TENURE

The land is held freehold and is currently let on a Farm Business Tenancy until 29th September 2025. Vacant possession will be available after this date.

The current tenant has expressed an interest to continue a tenancy on the land subject to an agreement with the incoming purchaser.

BUY BACK OPTION

An area of Lot 1 totalling 3.06 Acres (1.24 Ha), as shown hatched in yellow on the plan, will be sold subject to a buy back provision for a period of 5 years following the date of completion. Further details are available from the selling agents.

FLOOD ZONE

Small areas of all lots are located within both Flood Zone 2 and Flood Zone 3

LOCAL AUTHORITY

Melton Borough Council,
Burton Street,
Melton Mowbray,
Leicestershire,
LE13 1GH

SERVICES

The land is not connected to any mains services.

Purchasers should make their own enquires regarding the location of any mains services.

VIEWINGS

Strictly by appointment only with the selling agents.

HEALTH AND SAFETY

For your own safety, please take extra care when viewing and inspecting the property.

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 not impacted by any public rights of way.

ACCESS

The land is accessed from both Thrussington Road and Church Lane

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.

DEVELOPMENT UPLIFT CLAUSE

The land is sold subject to a development uplift clause which will require the purchaser/s (and successors in title) to pay the vendors 50% of any uplift in value arising from the grant of planning permission (excluding agricultural and personal equestrian use) for a period of 50 years from the date of completion.

SPORTING, TIMBER AND MINERAL RIGHTS

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

PLAN

The plan has been provided for identification purposes only.





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.

INFORMATION PACK

An Information Pack containing additional information relating to the sale is available from the selling agents upon request.

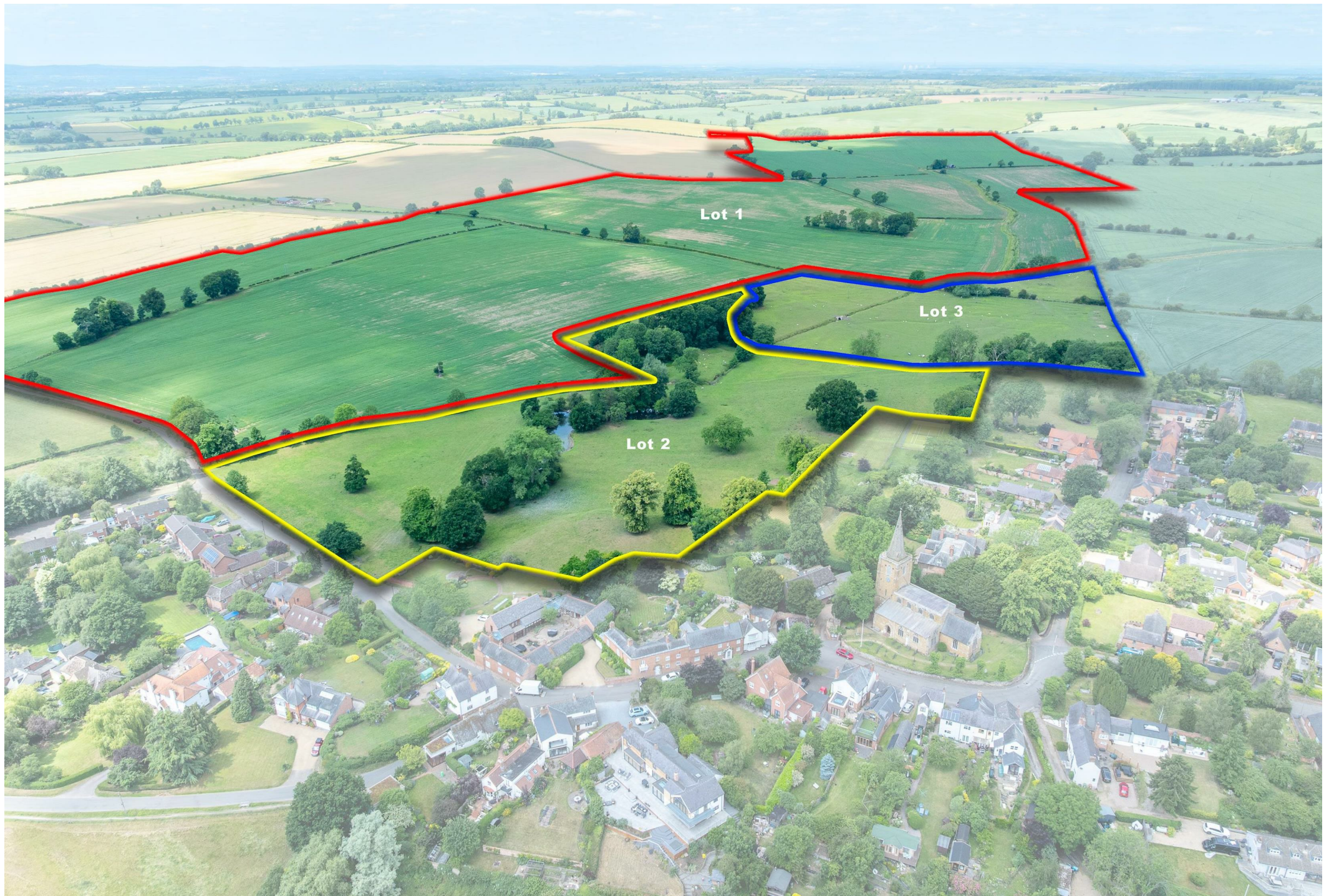
FURTHER INFORMATION

For further information, please contact:

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LE11 3NP
Tel: 01509 243720
Email: edward.higgins@sheldonbosleyknight.co.uk





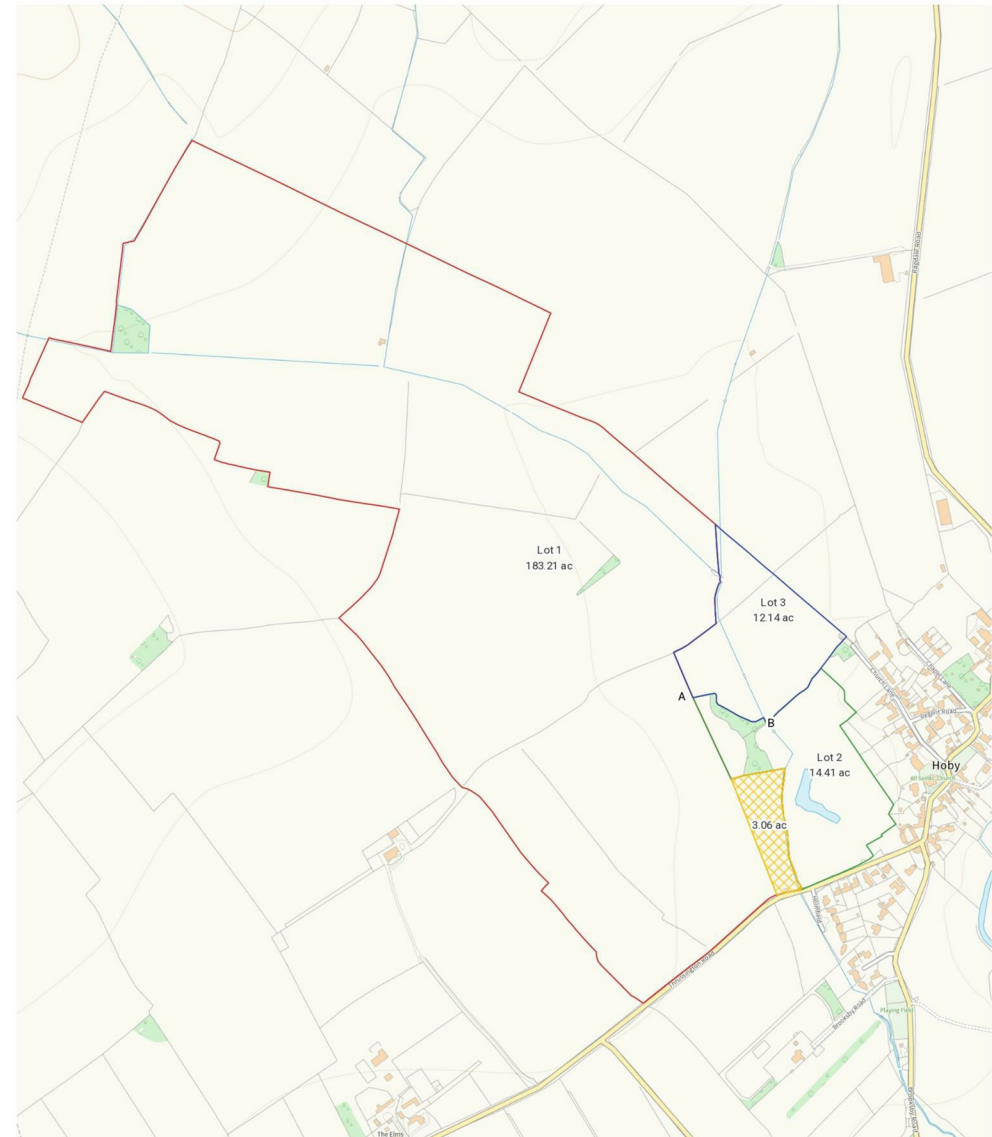
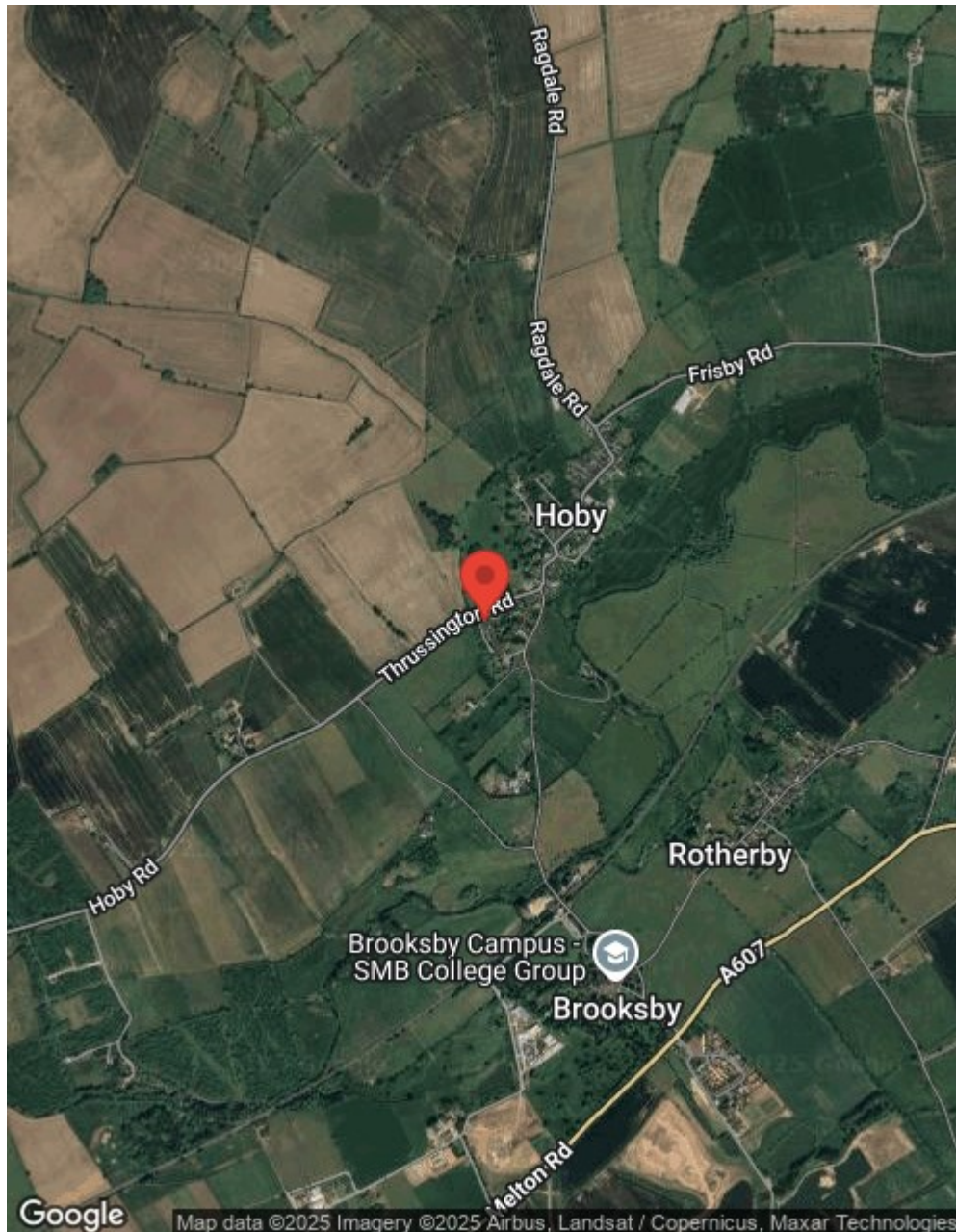


Lot 1

Lot 3

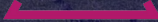
Lot 2

Map





**For further information, please contact
Edward Higgins in our Loughborough Rural
Office on 01509 243720**


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