

Agricultural Land at Countesthorpe

Opportunity to acquire 85.39 acres (34.56 hectares) or thereabouts of agricultural land with vacant possession.

Offers Over: £1,000,000

LOCATION & ACCESS

The Property is located in close proximity to the village of Countesthorpe near Leicester.

The Property is easily connected to Leicester (City centre 6.9 miles) and Blaby (1.8 miles).

The Property parcel to the north of Countesthorpe Village is accessed from The Elms and is limited for agricultural purposes only. The Property off Foston Road is accessed across third party land and is understood to be for agricultural purposes only. Finally, the Property to the south east of Countesthorpe is accessed from the road known as Orkney Way. Further details of the access provisions can be found in the information pack.

DESCRIPTION

The Property is mixed between arable and pastureland. The area identified in blue on the attached plan is principally arable with the area identified in red as grassland.

The Property is mainly enclosed by mature hedges with the grassland being stock proof.

The acreages as split as follows:-

Area 1	59.80 acres (of which 40.00 acres is arable).
Area 2	25.59 acres
TOTAL	85.39 acres

The Property is principally classified as grade 3a according to the Agricultural Land Classification Maps of England and Wales.

TENURE

The Property is offered for sale freehold with vacant possession available on completion if requested under the terms of the sale contract. There may be some holdover on the arable land to enable the growing crops to be harvested.

VALUE ADDED TAX

Exemption to VAT has not been waived on the Property and VAT should not therefore be chargeable on the purchase price; however, the Vendors reserve the right to elect to charge VAT at any time.

METHOD OF SALE

The Property is offered for sale **AS A WHOLE** by private treaty. The Property must be sold in one transaction.

All bids should be forwarded to Mather Jamie's offices in writing.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights, along with the rights to all timber, shall be included within the sale.

OVERAGE

An overage will be retained by the Vendors. The overage clause will specify that 30% of any increase in value of the land or buildings due to and development not agricultural or equestrian in their nature (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the vendors or their successors in title should such development occur within 40 years from the date of completion.

SALE CONDITIONS

The Purchaser will allow the outgoing Farm Business Tenant to harvest all growing crops from the Property.

The Purchaser will be acquiring the 100% of the shares in the company W S Cosby & Son Ltd, which is the freehold owner of the Property offered for sale. The Purchaser will therefore be required to undertake their own due diligence on the

Company. Information relating to the Company is provided within the information pack.

RIGHTS OF WAY AND ACCESS

The Property is sold subject to any existing rights of way, wayleaves and easements whether detailed in this brochure or not.

A public bridleway crosses the Property included within Area 1. A public footpath crosses the Property included within Area 2.

SERVICES

We understand that the water is provided to the Property from a mains water supply. The selling agents are not aware of any other direct connections benefiting the Property.

LOCAL AUTHORITY

Blaby District Council
Website: www.blaby.gov.uk
Tel: 0116 275 0555

Leicestershire County Council
Website: www.leicestershire.gov.uk
Tel: 0116 305 0002

VIEWINGS

Viewing of the Property is strictly by appointment only and parties are advised that neither the Vendor nor Mather Jamie accept any responsibility for the health and safety of individuals when on the Property. Parties wishing to view should contact the offices of Mather Jamie Ltd. Appropriate Personal Protective Equipment should be worn when viewing the Property.

DIRECTIONS

From the centre of Countesthorpe the Property known as area 1 is accessed from Jubilee Way and along the access track. The Property to the east is located from either Foston Road or Rosebank Road where there is roadside access.

What3words location Area 1 – curve.prefer.demand
What3words location Area 2 – assume.from.rents

INDICATIVE PLAN

AREA 1

AREA 2

AREA 2



LOCATION PLAN (not to scale)



AGENTS' NOTE

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. The plans contained within these particulars are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

ENQUIRIES

For further information with regard to the Property, please contact the selling agents:-

Contact: **Hamish Byers**
Tel: 01509 633714
E-mail: hamish.byers@matherjamie.co.uk

MATHER JAMIE Chartered Surveyors

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PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.

LAND PLAN (for identification purposes only)





