



**Lot 2 - Land off Thrussington Road, Hoby,
Leicestershire. LE14 3EB**

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Property Description

A rare opportunity to purchase approximately 14.41 Acres (5.83 Hectares) of pasture land, parkland and woodland located on the edge of the picturesque village of Hoby, Leicestershire.

**Asking Price
£250,000**





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: ///corded.fund.fuzz

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.

GUIDE PRICE

Lot 2: £250,000

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.

FLOOD ZONE

Small areas of Lot 2 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.

ACCESS

The land is accessed from Thrussington Road.

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.

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 outgoings 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:

Edward Higgins BSc (Hons) MRICS

Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720

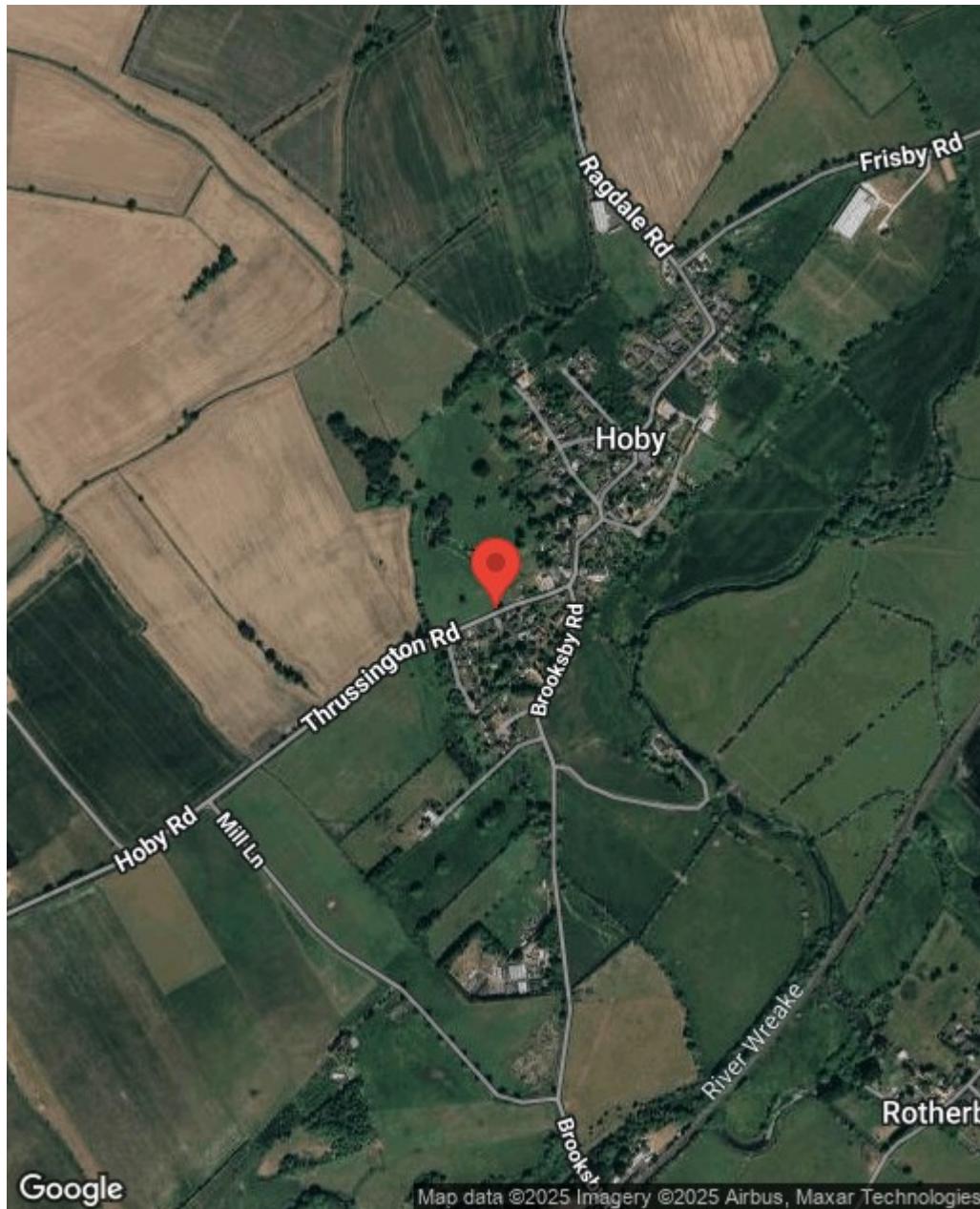
Email: edward.higgins@sheldonbosleyknight.co.uk



Lot 2

Map

Plan





For further information please contact Edward Higgins of the
Loughborough Rural Office on 01509 243720

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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.