



Land at Top Green

Upper Broughton, Melton Mowbray, Leicestershire

Approximately **3.78 ACRES** (1.53 hectares) **FOR SALE BY PRIVATE TREATY AS A WHOLE**

Bletsoes
— EST. 1881 —



SITUATION

The land is situated in the attractive village of Upper Broughton, in the county of Leicestershire, approximately 7 miles away from Melton Mowbray. The land benefits from a rural but accessible location and is approximately 2 miles from the A46 which leads central Leicester and Junction 21a of the M1 motorway.

DESCRIPTION

The Property at Top Green Upper Broughton extends to approximately 3.78 acres (1.53 hectares) in total, as identified on the attached plan. The Property is situated in the centre of Upper Broughton village and is accessed directly off Top Green via a pedestrian walkway. The property slopes steeply southeast and is bounded by residential properties along part of the southern boundary. The property is classified as Grade 3 according to the Agricultural Land Classification and forms part un-managed grass land and part scrub/woodland. The property is surrounded by mature hedgerows.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

TENURE AND POSSESSION

The property is offered for sale freehold with the benefit of vacant possession upon completion.

SERVICES

We are unaware of any mains services connected to the property.

PLANNING AND LOCAL AUTHORITY

The property is located within the administrative boundaries of Rushcliffe Borough Council. The frontage of the property is identified as lying within the Upper Broughton Conservation Area. Please contact the selling agent for details on the planning history.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, mineral and timber rights are included in the freehold sale, insofar as they are owned.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Part of the property is crossed by overhead electricity cables. The Property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not

BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge or ditch.

OVERAGE

The seller will retain 30% uplift in value if planning permission of obtained for a development or change of use from agricultural use during the first 20 years following the completion of the sale. The overage will be triggered upon the disposal of the land with the benefit of planning consent or the implementation of the consent, whichever is sooner.

Viewings of the property or rights attached must be undertaken in daylight hours, on foot only, with a set of these particulars in hand. We ask that you contact the agent prior to viewing.

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

Plans included or attached to these particulars are based upon the Ordnance Survey Maps, copyright reserved. All plans are not to scale.

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared in April 2025.



Henry H. Bletsoe & Son LLP for themselves and to the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchasers and do not constitute part of an offer or Contract. Prospective Purchaser(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Purchaser(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe & Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Purchaser(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Purchaser(s) shall be deemed to have inspected the property and to have accepted the same in its present condition. 6. The Seller and Purchaser(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Agents, Henry H. Bletsoe & Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Agents to decide how the costs of such reference shall be borne.