



Land at The Park, Market Bosworth, Nuneaton, CV13 0BA

HOWKINS &
HARRISON

Land at The Park, Market Bosworth, Nuneaton, CV13 0BA

Approximately 10.86 acres of attractive former parkland adjacent to Market Bosworth Country Park

Features

- Pastureland extending to approximately 10.86 acres
- Large number of mature parkland trees
- Direct road access
- High conservation/amenity value

Location

The land is situated approximately 0.5 miles east of Market Bosworth town centre, adjacent to Market Bosworth Country Park. Hinckley town centre is approximately 6.5 miles to the south and Leicester City Centre is approximately 14.5 miles to the east. The A444 is approximately 4 miles to the west, providing convenient access to the A5 and further afield. Junction 22 of the M1 is approximately 9 miles to the northeast.

Description

The land has high landscape/conservation value, lying at the gateway to the town. It extends to approximately 10.86 acres of permanent pasture with a number of mature broadleaved trees and was formerly part of the parkland to Bosworth Hall. There is a double width gateway with direct road access off Cadeby Lane and the land is bounded by post and wire fencing. The surrounding land uses comprise a mixture of pastureland, leisure, holiday accommodation and residential property.





Conservation Designations

The land is within the Market Bosworth Conservation Area. Further details are available on the Hinckley and Bosworth Borough Council website.

There is also a Tree Preservation Order covering all the trees on the land (reference 64/00003/TPORD). It is likely to be important for the setting of the Conservation Area that the land continues to be managed broadly in its current form.

Overage Clause

The property is sold with an overage clause which reserves 25% of any uplift in value attributed to any change of use or planning permission for a period of 30 years from the date of sale. For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian or forestry uses.

Tenure

Freehold. The land is currently grazed on a short-term verbal grazing licence, and we anticipate vacant possession will be available on completion. We can arrange further grazing licences or Farm Business Tenancies on the land for potential purchasers who are not intending to farm the land themselves.

Services

We understand that there is a mains water supply to the land, however this is not currently connected.

Purchasers should make their own enquiries regarding connectivity to mains service supplies.

Local Authority

Hinckley & Bosworth Borough Council

www.hinckley-bosworth.gov.uk

Tel: 01455 238141

Method of Sale

The land will be sold by private treaty.

Easements, Wayleaves & Rights of Way

We are not aware of any public rights of way over the land.

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or their Agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only and is not to scale.

Anti Money Laundering Regulations

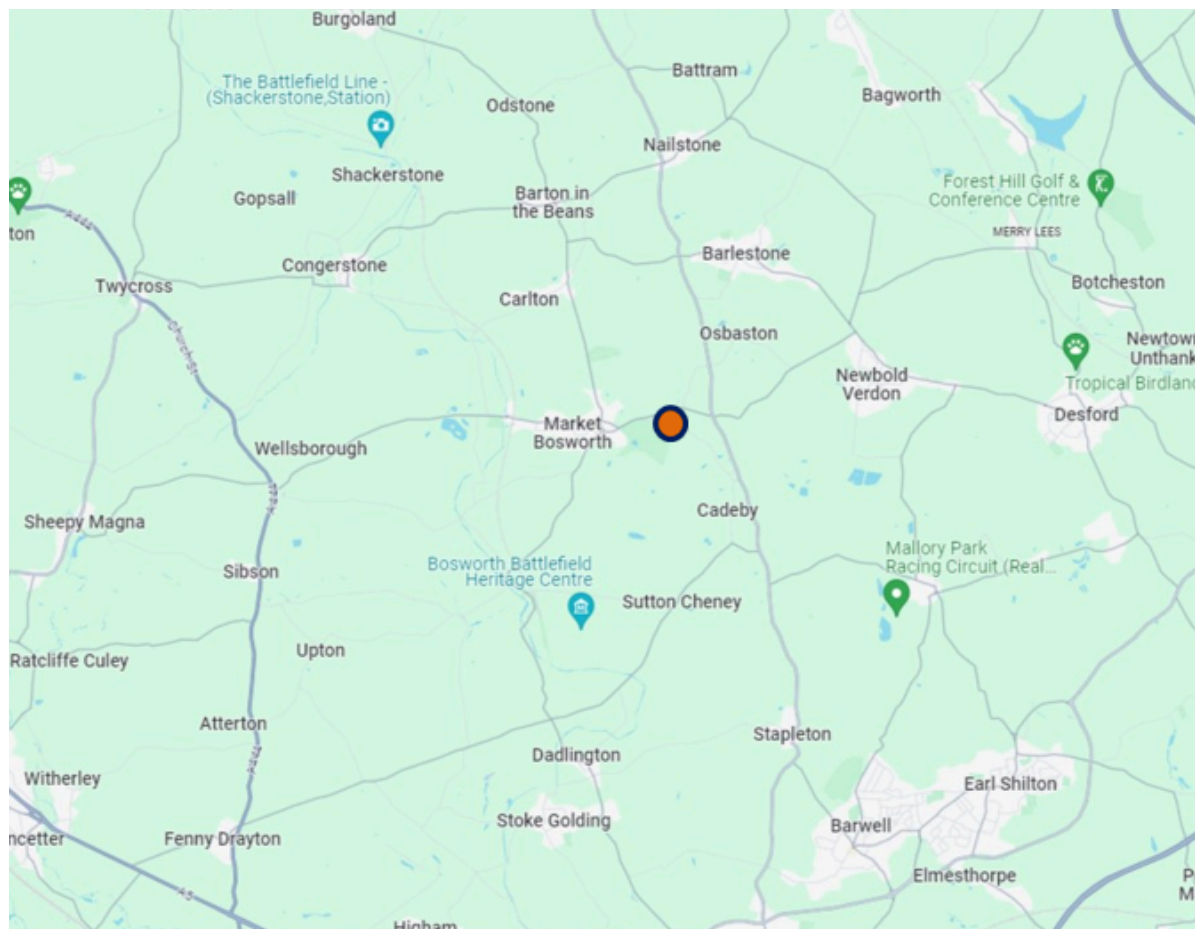
Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g., photo ID and recent utility bill as proof of address) when a purchaser submits an offer for a property. Please be aware of this and have the information available.

What3Words

///winks.hides.suitcase

Viewing

If you would like to view the land, please contact the Atherstone office on 01827 721380.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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