



Land off Desford Lane,
Peckleton, Leicestershire LE9 9JU

HOWKINS &
HARRISON

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An exciting opportunity to purchase approximately 17.92 acres of arable land with strategic development potential

Features

- Strategic development opportunity
- Adjacent to Griffen Park commercial / logistics development
- Excellent transport links
- Freehold

Travel Distances

- Leicester – 8.5 miles
- M1 Junction 21 – 8 miles
- M69 Junction 3 – 8 miles

Location

The land is strategically located adjacent to the Griffen Park development site. Junction 21 of the M1 and Junction 3 of the M69 are approximately 8 miles to the east, providing convenient transport links to the wider Midlands region and further afield. The land is currently accessed off Desford Lane, at the eastern end of the village of Peckleton.





Description

The land comprises a single block of gently sloping arable land extending to approximately 17.92 acres and is bounded by a mixture of hedgerows and post and rail fencing. The land is classified as Grade 2 on the Agricultural Land Classification map and according to The Soil Map of England and Wales, the soil is a loamy clayey soil of the Beccles 1 series.

Development Potential

The land is immediately adjacent to existing new commercial development, and, subject to planning permission, would form a logical extension to the existing built form. The land itself has not been promoted through the Hinckley and Bosworth Local Plan, however the surrounding land is under the control of a developer and is referred to in the 2020 SHELAA report as site reference LPR24, being land west of Neovia, Peckleton Lane, Desford. The total site area under this reference is 84.34 hectares with the potential to accommodate approximately 340,000sq.m. of B8 development. It is identified in the 2020 SHELAA report as being suitable, available and achievable within a 15 year timescale. The more recent 2022 SHELAA is still under consideration by the local authority. Site LPR24 has not been allocated for development in the draft Local Plan published in 2022 but the land clearly has long term development potential being adjacent to an existing regionally important employment area.

Services

We understand that the land does not benefit from any mains services. Purchasers should make their own enquiries regarding the location of mains service supplies.

Method of Sale

The land will be sold by private treaty.

Sporting & Mineral Rights

The sporting and mineral rights are to be included within the sale insofar as they are owned.

Overage Clause

The land will be sold with an overage clause which retains 30% of any uplift in value attributed to any change of use or planning permission for development for a period of 30 years. For the avoidance of doubt, the overage will not be triggered by any agricultural, private equestrian or forestry use.

Tenure

Freehold. The land is currently let on a 1-year Farm Business Tenancy, with vacant possession being available on 29th September 2026. However, vacant possession may be obtained prior to this date, if required by the buyer. Should there be an unharvested crop on the land at completion of the sale, the buyer will be obliged to purchase this from the tenant at market value in addition to the purchase price of the land, if the buyer requires vacant possession on completion.

Viewing

The land may be viewed during reasonable daylight hours by anyone in possession of a copy of these particulars.

Local Authority

Hinckley and Bosworth Borough Council

Telephone: 01455 238141 | Email: planning@hinckley-bosworth.gov.uk

Plan, Area & Description

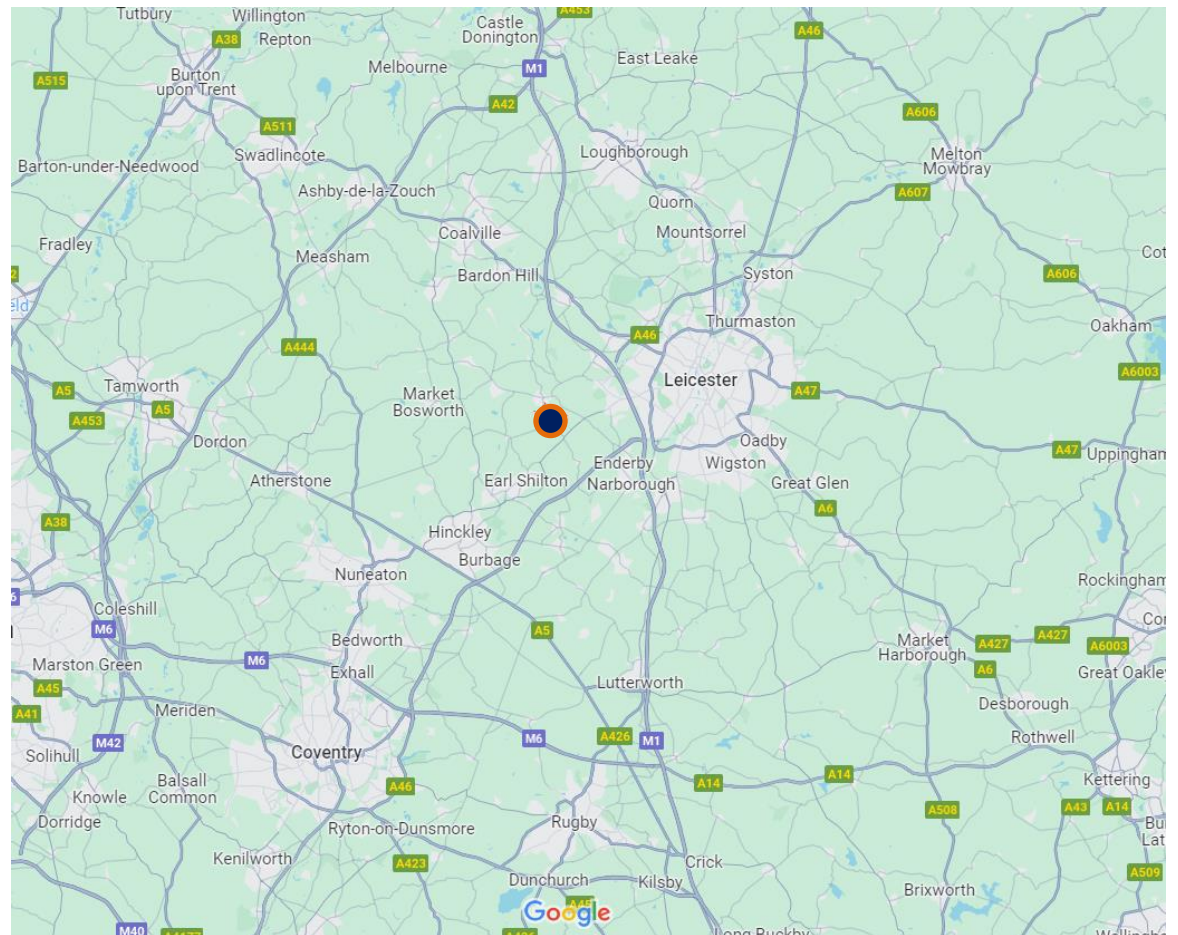
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the Vendor or their Agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only and is not to scale.

Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale. We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.

What3Words

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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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