



Land at Eaton, Leicestershire

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Land at Eaton, Leicestershire

A block of farmland situated in the Vale of Belvoir

Melton Mowbray 6 miles, Grantham 9 miles,
Nottingham 15½ miles

Grade 3 arable land

About 27.03 acres (10.94 hectares) in total

For sale as a whole

Guide Price £210,000

Situation

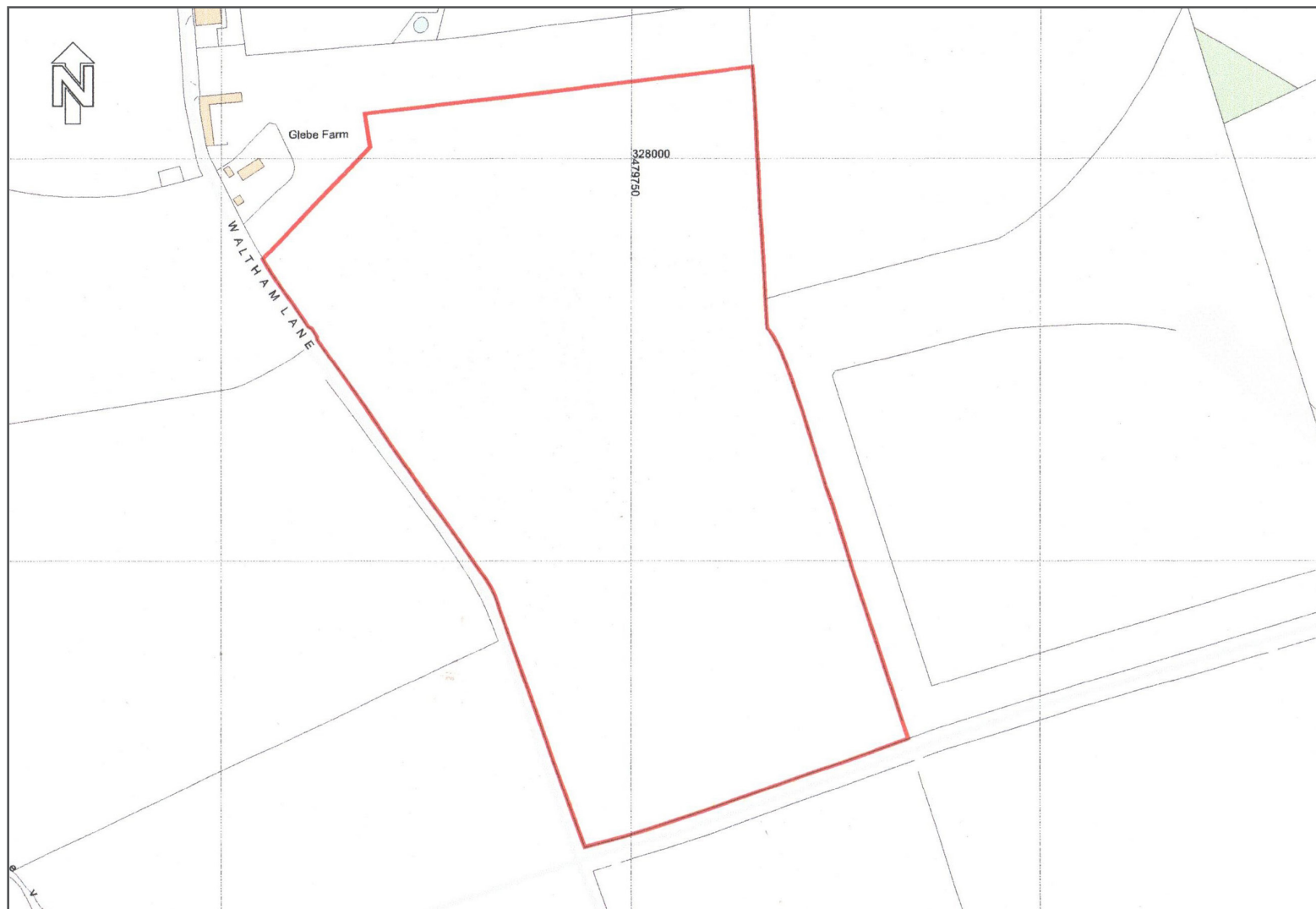
The land is located to the south of the village of Eaton in Leicestershire and has vehicular access directly off Waltham Lane.

The Farmland

The land extends to approximately 27.03 acres (10.94 hectares) in total.

The soil is classified as Grade 3 by the Agricultural Land Classification of England and Wales and is predominately of the Denchworth soil association, being described as slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils suited to grassland and arable. Part of the land is also of the Banbury soil association, described as freely draining slightly acid but base-rich soils again suited to grassland and arable.

The arable land has been drilled with spring oats for harvest 2025. A cropping history is available from the vendor's agent upon request.



Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

Method of Sale

The freehold land is offered for sale as

a whole by private treaty with vacant possession on completion.

Services

There are no services connected to the land.

Wayleaves, Easements and Rights of Way

The land is sold subject to any existing easements, covenants and wayleaves.

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The land is not subject to any environmental land management schemes.

Designations

The land is in a Nitrate Vulnerable Zone (NVZ)

Holdover

Holdover rights are reserved for the clearance of the current year's crop.

Early Entry

Early entry may be permitted once the field has been harvested at the Buyer's own risk following exchange of contracts.

Sporting, Timber and Mineral Rights

All sporting and timber rights are included in the freehold sale, in so far as they are owned. The mines and minerals together with ancillary powers of working are excepted.

Local Authority

Leicestershire County Council (County council) www.leicestershire.gov.uk

Melton Borough Council (District council) www.melton.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

What3Words Access Point

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AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only.
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