



The Furze Hill Block, Knossington, Leicestershire

The Furze Hill Block, Owston Wood Road, Knossington, Leicestershire

Over 35 acres of pasture with sand canter circle, outdoor riding school, stables, agricultural building and mains water.

Oakham 4½ miles, Uppingham 7½ miles,
Melton Mowbray 9 miles

For sale as a whole or in two separate lots

Guide Price for the whole £500,000

Lot 1 – approximately 18.76 acres (7.59 hectares) of pastureland with sand canter circle, outdoor riding school, agricultural building and stables – **Guide Price £345,000**

Lot 2 – approximately 16.43 acres (6.65 hectares) of pastureland – **Guide Price £155,000**

Situation

The Furze Hill Block is located to the south west of the village of Knossington in Leicestershire and has multiple points of vehicular access directly off Owston Wood Road.

The Land and Buildings

The Furze Hill Block extends to approximately 35.19 acres (14.24 hectares) in total and is for sale as a whole or in two separate lots.

Lot 1 (shown shaded pink on the plan) is approximately 18.76 acres (7.59 hectares) and is made up of two interconnecting fields of pasture, each having gated vehicular

access directly off Owston Wood Road. The northernmost field contains a sand canter circle (about 565m in length) and an outdoor riding school (60m x 40m), with an agricultural building (35ft x 20ft) and stables (24ft x 12ft) in the southwest corner. There is a mains water connection and gated access on the southern boundary into Lot 2 (shown shaded blue on the plan).

Lot 2 is approximately 16.43 acres (6.65 hectares) and is made up of four interconnecting fields of rolling pasture, with a high point on the northern boundary that descends to the south. The boundaries have good quality stock proof fencing and there is a mains water trough, with two points of gated vehicular access directly off Owston Wood Road.

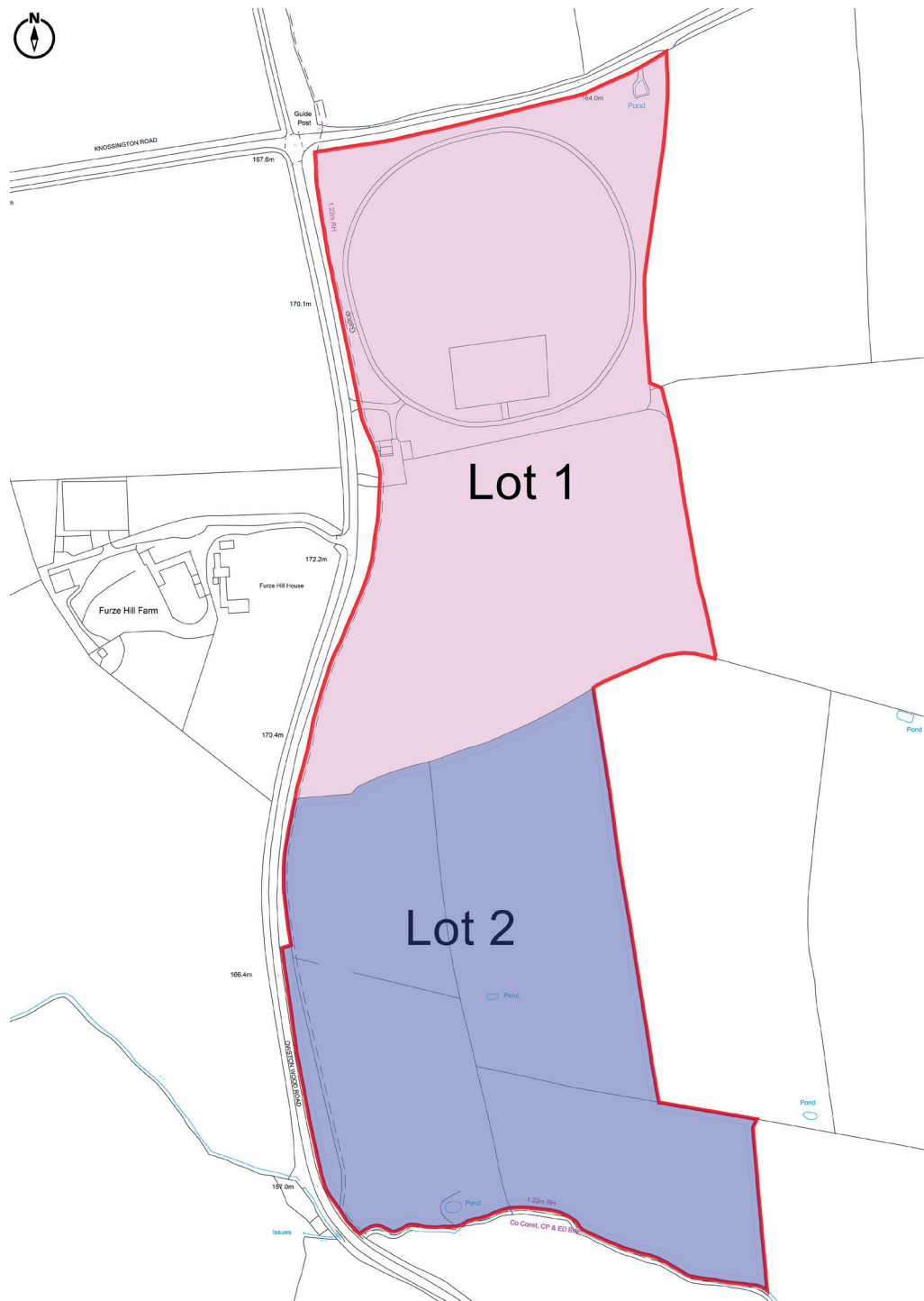
Viewings

Strictly by confirmed appointment with the vendor's agent, Shouler & Son of Melton Mowbray. To arrange a viewing please telephone Tim Harris on 01664 786365 or Harry Baines on 01664 502953. Please note, 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 property is offered for sale by private treaty with vacant possession on completion.

Lot 1 is currently subject to a common law tenancy for the grazing of horses, sheep and cattle, which is due to end on the 31st December 2025. Lot 2 is currently used for grazing and mowing under licence and this is terminable upon giving one month's notice in writing.





Wayleaves, Easements and Rights of Way

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

Basic Payment

There are no delinked payments available to the Buyer.

Environmental Schemes

The land contained within Lot 2 was entered into a Mid-Tier Countryside Stewardship agreement on the 1st of January 2021 in respect of capital items only. These items included hedgerow coppicing, sheep

netting and resurfacing of gateways. The agreement ends on the 31st of December 2025. The purchaser will be deemed to have full knowledge of the agreement and will maintain the condition of any capital items from completion if necessary. Further details are available from the vendor's agent.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Overage

The Furze Hill Block will be sold subject to an overage on future development. The overage will not apply to any planning

permissions granted or development or use in connection with agriculture or private equine activities, but it will apply to any residential development linked to agricultural or equestrian uses and any equine business use. The grant of planning permission will be a trigger event for overage. The rate will be 30% for 40 years from the completion date.

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

[herbs.caressed.tilting](https://www.what3words.com/herbs.caressed.tilting)





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**Shouler & Son for themselves and the vendors/lessors of
this property whose agents they are give notice that:-**

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

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. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

