



**Approximately 56.44 Acres of Land, Loddington Road, Tilton On The Hill,
Leicestershire, LE7 9DE
Offers Over £550,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



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GENERAL DESCRIPTION

An attractive block of arable land extending to approximately 56.44 acres (22.84 hectares) located in the county of Leicestershire, close to the village of Tilton on the Hill. The soil is categorised as Grade 3 by the Agricultural Land Classification of England and Wales.

The land is situated approximately 0.85 miles to the south east of the Leicestershire village of Tilton on the Hill. The land has direct access onto the Loddington Road and is divided into two fields.

METHOD OF SALE

The land is offered available for sale as a whole, with vacant possession being given on completion, with completion taking place after 31st August 2024.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including existing Rights of Way, both public and private, light, support, drainage, water and other obligations, easements and wayleaves whether referred to or not in these sales particulars.

SPORTING, TIMBER & MINERAL RIGHTS

All Sporting, Timber and Mineral Rights are included within the sale insofar as they are owned.

ENVIRONMENTAL SCHEMES

There are no Countryside Stewardship or SFI

schemes affecting the property. The land is to be sold free of any management restrictions or obligations.

BASIC PAYMENT SCHEME (BPS)

Basic Payment Scheme (BPS): Any entitlements belong to the outgoing Tenant and are therefore not included within the sale.

VAT

The Guide Price provided is exclusive of VAT. In the event that the sale of the property, or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

LOCAL AUTHORITY

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG

GUIDE PRICE

Offers in excess of £550,000.00.

PLANS

The location and boundaries of this land is shown delineated red on the enclosed plans.

Please note all plans contained herein are for illustrative purposes only and are not to scale.

SERVICES

There are currently no mains services to this land.

VIEWING

Viewing by appointment only please through the Selling Agent, Murray, 5 Market Street, Oakham, Rutland, LE15 6DY Tel: 01572 755555 or email grant@murray.co.uk.

Please do take care when accessing and viewing this land and also be aware that this land forms part of a working farm and there may be potential hazards.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of



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each of them.

March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in

Oakham

5 Market Street
Oakham
Rutland LE15 6DY
Tel: 01572 755555
Letting Centre: 01572 755513
oakham@murray.co.uk

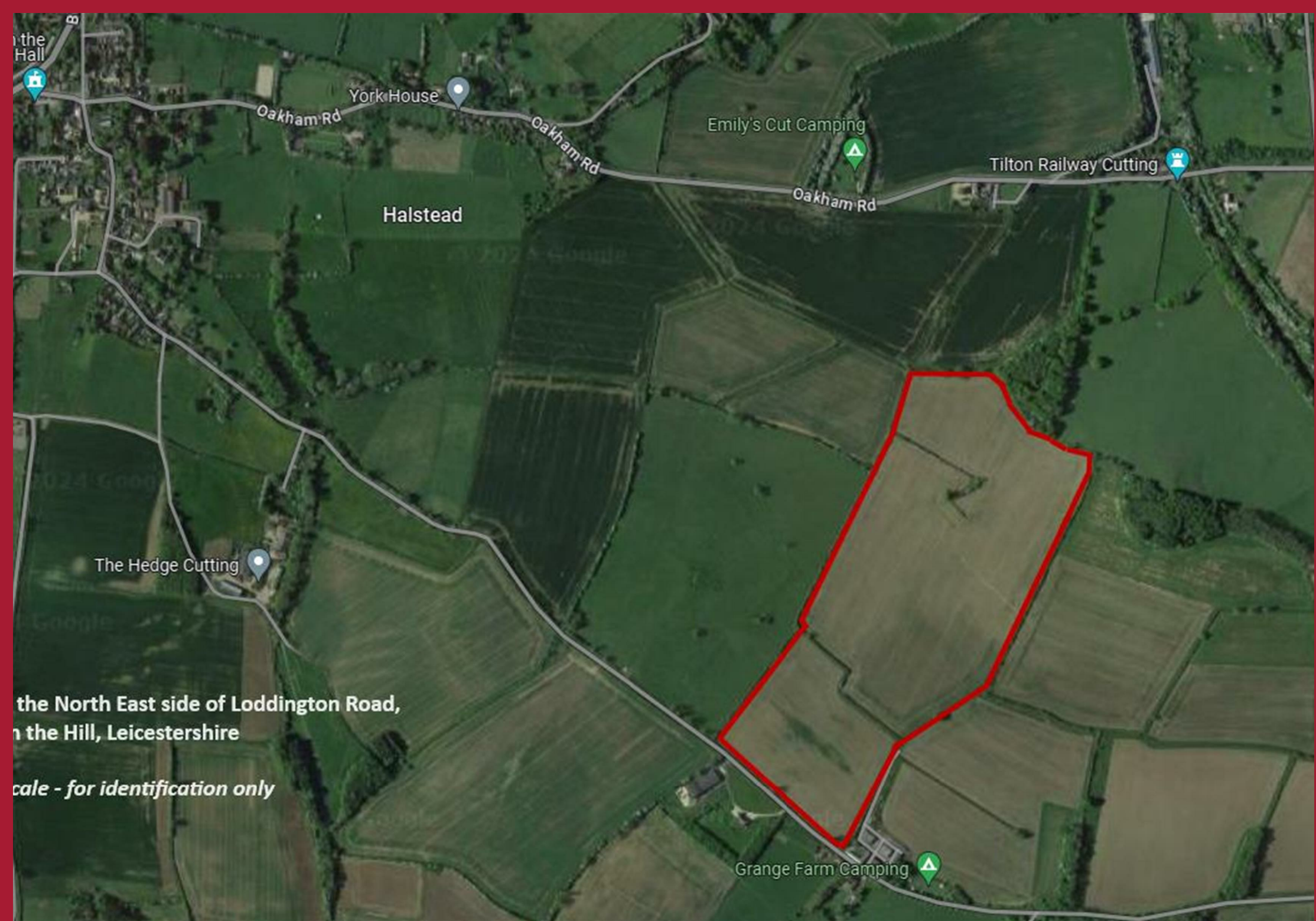
Stamford

Sales Enquiries
01780 766604
Lettings Enquiries
01572 755513

stamford@murray.co.uk

Uppingham

18 High Street East
Uppingham
Rutland LE15 9PZ
Tel: 01572 822587
Letting Centre: 01572 822587
uppingham@murray.co.uk



Halstead

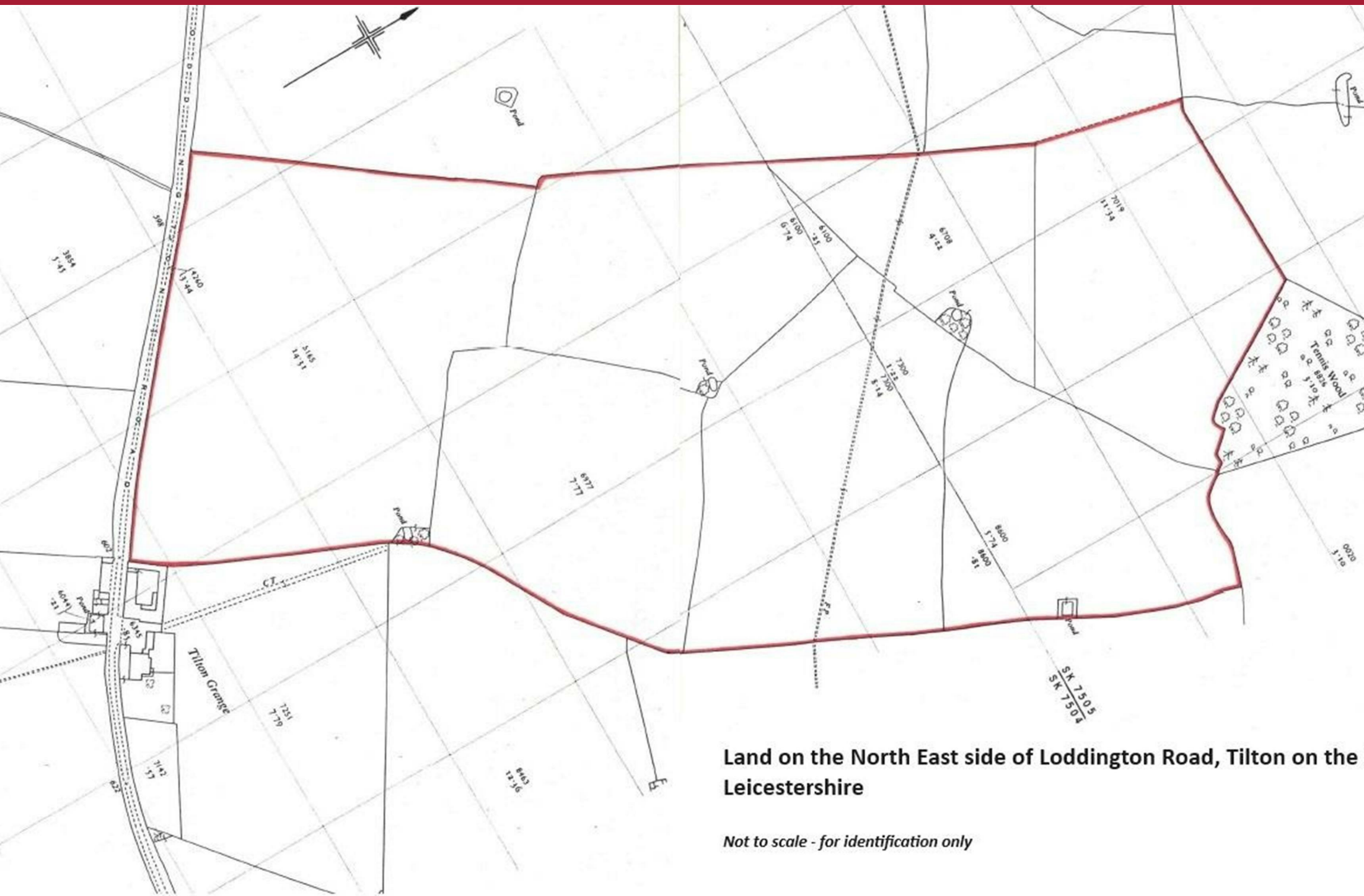
the North East side of Loddington Road,
on the Hill, Leicestershire

scale - for identification only

**Land to the North East side of
Loddington Road,
Tilton on the Hill,
Leicestershire**

Not to scale - for identification only





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Not to scale - for identification only