



Land at Hose, Leicestershire - About 14.96 acres

Land at Hose, Leicestershire

A block of farmland situated in the Vale of Belvoir

Melton Mowbray 8 miles, Grantham 15 miles, Nottingham 15 miles

Grade 3 arable land

About 14.96 acres (6.05 hectares) in total

For sale as a whole by Informal Tender

Deadline 12 noon on Friday 12th June 2026

Guide Price £140,000

Situation

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

The Farmland

The land extends to approximately 14.98 acres (6.05 hectares) in total, with about 12.48 acres (5.05 hectares) of arable land and 2.48 acres (1 hectare) of pasture.

The soil of the arable land is classified as Grade 3 by the Agricultural Land Classification of England and Wales and is 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 winter cereals.

The arable land has been drilled with a minimum 3-year grass ley.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand subject to prior notification to the

Seller's Agent. 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 land is offered for sale by informal tender on the following terms:

1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray LE13 1QF no later than 12 noon on Friday 12th June 2026. Late tenders will not be considered. Tenders may be submitted by email to: t.harris@shoulers.co.uk or a.anderson@shoulers.co.uk

2. Tenders should be submitted on the Tender Form in writing and placed with a sealed envelope marked "Land at Hose, Leicestershire FAO Tim Harris". All tenders must be made by a named Buyer with their full home address, telephone number and email address provided as well as details of the solicitor acting. The Tender Form is available from Shouler & Son, the Seller's agent.

3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids. No escalating tenders, linked tenders or tenders made with reference to others will be considered. No tenders will be considered that are subject to obtaining planning permission.

4. The seller does not undertake to accept the highest or indeed any tender made.

5. Tenders must be accompanied with evidence of finance or funds for the purchase.

Tenders are invited for the land using the Tender Form available on request from Shouler & Son, the Seller's agent.



Services

There is a mains-connected water trough on the pasture land.

Wayleaves, Easements and Rights of Way

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

There are three telegraph poles with overhead electricity lines situated within the land.

Environmental Schemes

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

Designations

The land is in a Nitrate Vulnerable Zone (NVZ).

Cropping Licence

The land is currently cropped under licence and this will expire on the 30th September 2026.

Holdover

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

Early Entry

Early entry may be permitted once the current crop has been harvested at the

Buyer's own risk following exchange of contracts.

Sporting, Timber and Mineral Rights

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

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

[slack.sprint.mailer](https://www.what3words.com/slack.sprint.mailer)



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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.

