



Land off Hickling Lane, Nether Broughton, LE14 3ET

ANDREW  
GRANGER & CO

Part of

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

An opportunity to purchase 6.5 acres of gently sloping permanent grassland.

- Grade 3 agricultural land.
- Freehold with vacant possession available upon completion.
- Edge of village location just outside of Nether Broughton.

**Guide Price**  
**£100,000**





#### LOCATION

The land is situated on the west side of Hickling Lane, just north of the village of Nether Broughton. Nether Broughton lies approximately 6 miles north-west of the market town of Melton Mowbray. The land will be clearly identifiable by our 'For Sale' board positioned at the gateway.

What3Words:/// ///dispensed.spouted.playful

#### GUIDE PRICE

The land is being marketed at a guide price of £100,000.

#### METHOD OF SALE

The land is offered for sale via Private Treaty. Best offers deadline by the 25th July at 12 noon.

#### LAND CLASSIFICATION & SOIL TYPE

The land is classified as grade 3 agricultural land according to the Natural England Regional Agricultural Land Classification Maps.

Soilscapes defines the soil as (Soilscape 18): Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

#### SERVICES

The agent is not aware that the land is connected to any mains services. The prospective purchasers must satisfy themselves as to the availability of services and any future connections.

#### TENURE

The land is to be sold freehold with vacant possession upon completion of sale.

#### ENVIRONMENTAL SCHEMES

The agent is not aware that the land is subject to any environmental schemes.

#### FLOOD ZONE

All the land is located within Flood Zone 1.

#### SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights if any, will be transferred with the freehold title where owned.

#### LAND REGISTRY

The land is registered with Land Registry and is formed of two titles:  
LT496160  
LT436810 (part of)

#### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is subject to a public footpath (H6), that runs along the Southern boundary of the field parcel.

The property is sold subject to any other wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

#### RATES AND OUTGOINGS

The property is sold subject to any other rates and outgoing which the purchaser will be liable for.

#### DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to a development uplift clause whereby 30% of any increase in value arising from development or the grant of planning permission (excluding uses for agriculture and equestrian purposes) will be payable to the vendor for a period of 30 years from the date of completion.

#### VAT

In the event that any part of the holding is subject to VAT, this will be payable by the Purchaser in addition to the Purchase Price.

#### VIEWINGS

Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars.

#### LOCAL AUTHORITY

Broughton & Dalby Parish Council.

#### PLAN

The plan and red lines are based on Ordnance Survey data and provided for reference purposes only. The vendor not the Vendor's agent are responsible for defining the boundaries or the ownership.

#### FURTHER INFORMATION

For any further information, please contact:

Eloise Baker MSc BSc

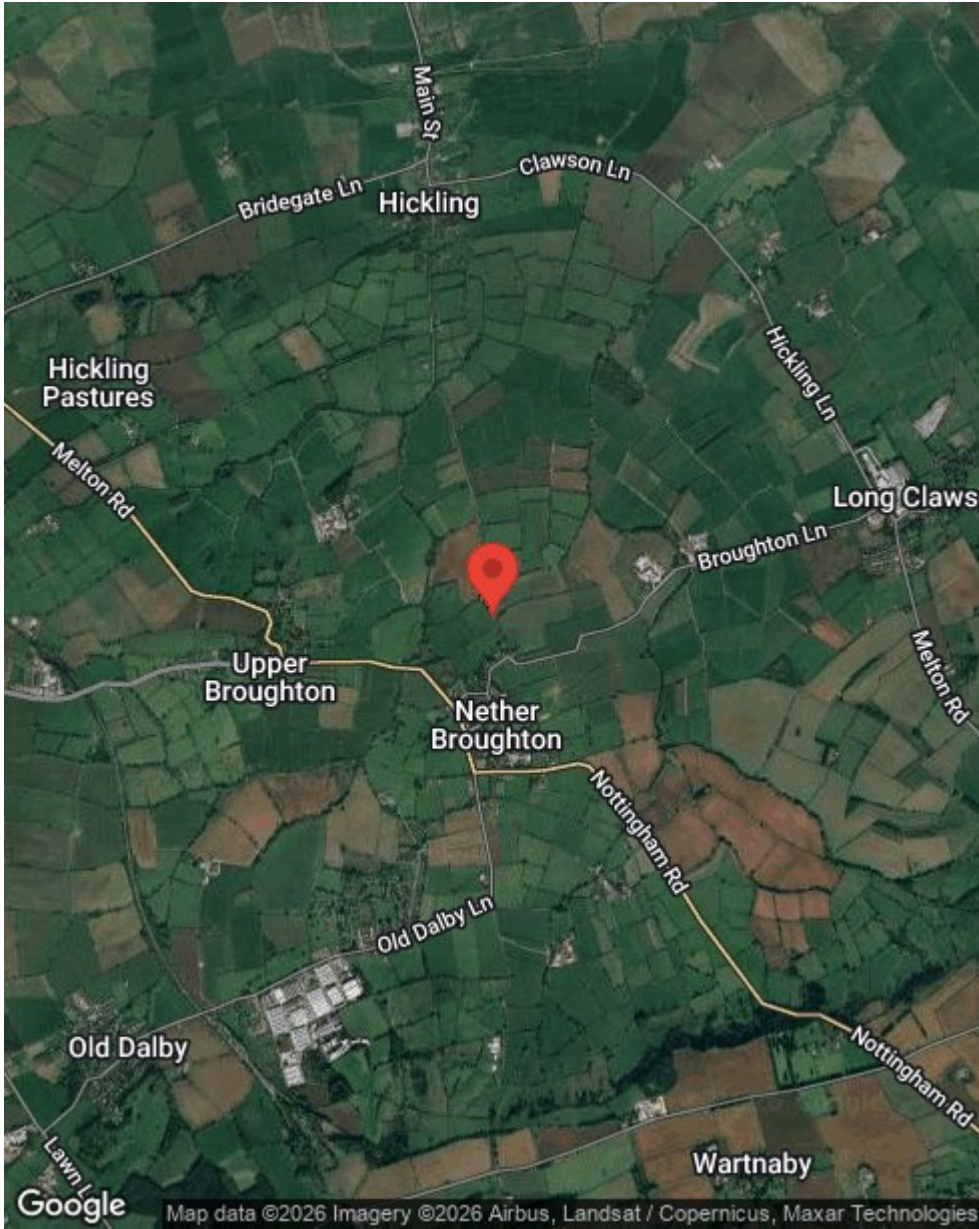
Andrew Granger & Company  
44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720

E-mail: [eloise.baker@sheldonbosleyknight.co.uk](mailto:eloise.baker@sheldonbosleyknight.co.uk)



# Map



# Plan





**For further information, please contact Eloise Baker  
on 01509243720**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.