



Land at Long Clawson, Leicestershire – about 10.52 acres

# Land at Long Clawson, Leicestershire

A block of farmland situated in the Vale of Belvoir

Melton Mowbray 4½ miles, Nottingham 12½ miles, Grantham 13 miles

Grade 3 arable land

About 10.52 acres (4.27hectares) in total

**For sale as a whole by Informal Tender.**

**Deadline 12 noon on Friday 12th June 2026**

**Guide Price £100,000**

## Situation

The land is located to the south of the village of Long Clawson in Leicestershire and has vehicular access directly off Melton Road

## The Farmland

The land extends to approximately 10.52 acres (4.27 hectares) in total.

The soil is classified as Grade 3 under 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 arable.

The land has recently been drilled with spring barley for harvest 2026.

## 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](mailto:t.harris@shoulers.co.uk) or [a.anderson@shoulers.co.uk](mailto: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 Long Clawson, 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.

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



## Services

There are no known services connected to the land.

## Wayleaves, Easements and Rights of Way

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

There is a public footpath and a public bridleway running through the land. The public footpath traverses the northern end of the land, and the public bridlepath crosses the southern end of the land, along the marked access track.

There is one telegraph pole with overhead electricity lines situated on the boundary of the land.

The adjoining land (registered at HM Land Registry under Title Number LT254009) contains a notice entered in pursuance of rule 254 of the Land Registration Rules 1925, such that the registered proprietor claims that land has the benefit of a right of way over the marked access track, by day or by night, with or without vehicles of any description, and with or without animals for all purposes connected with the land in that title.

## 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 being cropped under licence for harvest 2026. The licence will expire on the completion of harvesting and removal of the grown crop.

## 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, 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](http://www.leicestershire.gov.uk)

Melton Borough Council (District council)  
[www.melton.gov.uk](http://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

[fingernails.archives.promotion](https://www.what3words.com/)



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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.

