



Land at Shearsby, Bruntingthorpe Road,
Lutterworth, LE17 6PP

HOWKINS &
HARRISON

Land at Shearsby, Bruntingthorpe Road, Lutterworth, LE17 6PP

A single block of productive Grade 3 arable land extending to approximately 78.24 acres (31.66 hectares) with mains water and cattle handling pen.

For sale as a whole (may split).

Situation

The Land at Shearsby is situated on the edge of the village of Shearsby off Mile Lane with alternative access points to the South from Bruntingthorpe Road. The A5199 / Welford Road is to the East of the land which links Northampton with Leicester. The property sits within the Harborough District of Leicestershire.

The village of Shearsby is situated approximately 9 miles to the West of Market Harborough, 10 miles to the South of Leicester, and 23 miles North of Northampton. There are direct rail links to London and Birmingham from here.

Positioned 9 miles to the North of Junction 1 of the A14 and 10 miles to the Northeast of Junction 20 on the M1, the property benefits from excellent transport links.

The property is shown on the location plan.

Travel Distances

- Market Harborough – 9 miles
- Leicester – 10 miles
- Northampton – 23 miles
- London – 96 miles



Description

The land at Shearsby comprises a single block of productive agricultural land extending to approximately 78.24 acres (31.66 hectares) with cattle handling pens.

The land is conveniently positioned on the edge of the village of Shearsby off Bruntingthorpe Road with far reaching views across the surrounding areas.

The land is being offered for sale as a whole.

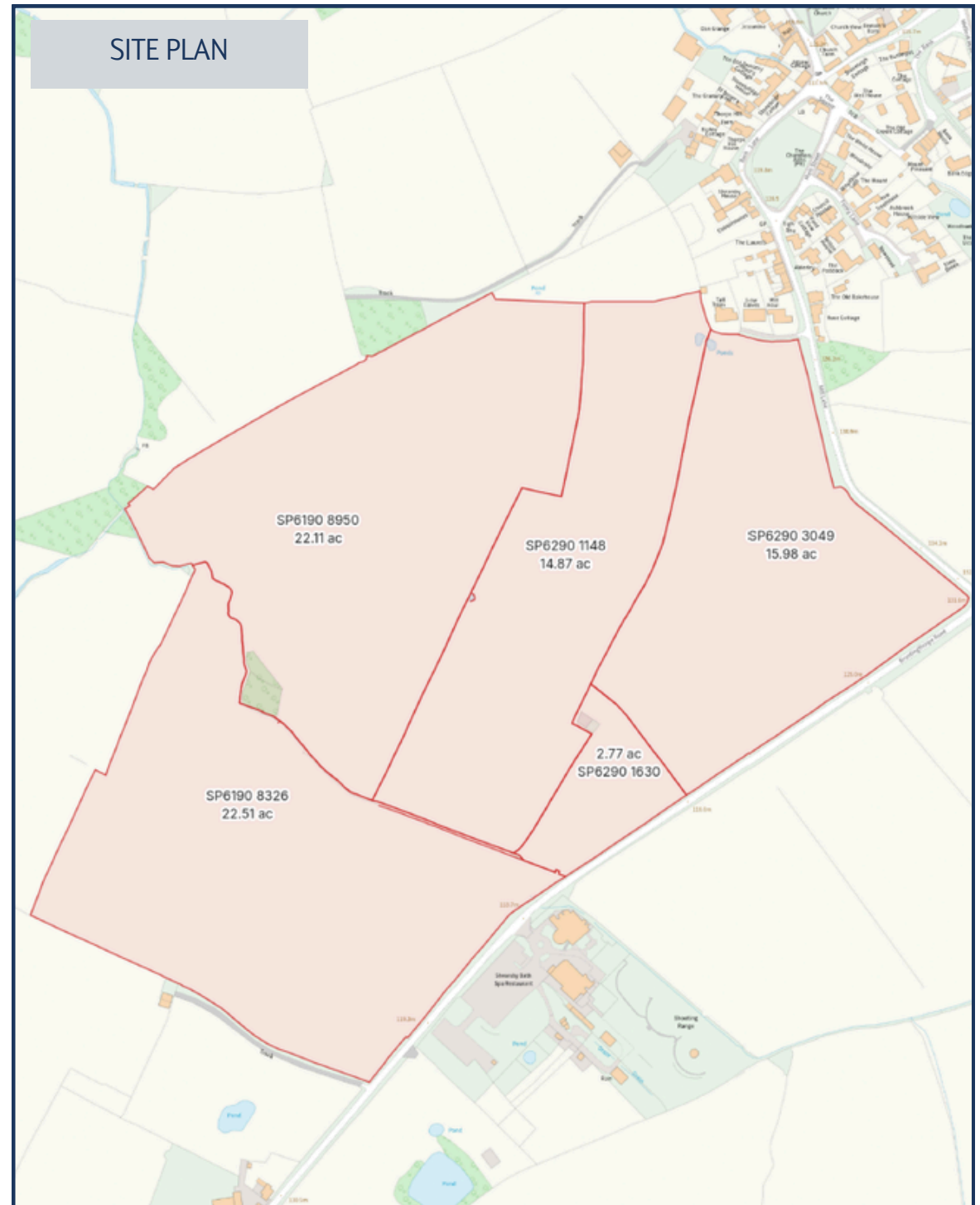
The land is split into five main enclosures bound by mature hedgerows and trees throughout with three points of access and road frontage. There is a small brook running through the middle of the block and the land is gently undulating down towards this. The land is classified as Grade 3 land with a soil type described as slowly permeable, with a slightly acid but base-rich loamy and clayey soil. The land is currently part of an arable cereal cropping rotation and is sown with winter wheat. The past four years of cropping include wheat, maize, and temporary grass

Parcel ID	Description	Acres	Hectares
SP6290 1630	Arable	2.77	1.12
SP6290 3049	Arable	15.98	6.47
SP6290 1148	Arable	14.87	6.02
SP6190 8950	Arable	22.11	8.95
SP6190 8326	Arable	22.51	9.11
Total		78.24	31.66

Rural Land Register & SFI

The land is registered with the Rural Land Register, and the fields will be transferred to the purchaser upon completion from the vendor. The vendors will retain the historic element of the Basic Payment Scheme (if any).

The land is currently subject to an SFI agreement with hedgerow management obligations and no-till farming over the land. As the rules of the scheme do not allow for this to be transferred to a new owner, this agreement will be terminated by the vendor upon completion.







Tenure & Possession

The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

Fixtures & Fittings

Only those items specifically mentioned in these sale particulars are included within the sale. The other items are specifically excluded.

Services

There is a mains water supply at two points and a spring fed water trough in addition to this. It is the responsibility of the purchaser to test the availability and capacity of the supply for the purpose required.

Method of Sale

The property is sold as Title Numbers: LT249902, LT251340, LT254774, LT259817, and LT256286 (may split).

Please note the filed numbers quoted may not match the RPA field numbers. The plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

Overage Clause

An overage clause will be included within the sale contract, reserving 30% of any increase in value due to any non-agricultural or non-equestrian development in relation to the land, that takes place within a period of 30 years from the date of the sale, triggered upon implementation of planning, sale or long lease.

Sporting, Timber and Mineral Rights

All rights are believed to be held with the freehold owner and will be included within the sale of the land.

Easements, Wayleaves and Rights of Way

There are no overhead or underground services to note over the land. There are two public rights of way crossing the land over footpaths: LTILeicestershireY73/2 and LTILeicestershireY72/1.

It is assumed that the property benefits from all necessary rights of way, easements and wayleaves for services and access.

Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.

Local Authority

Harborough District Council; Tel. 01858 828282

Leicestershire County Council; Tel. 0116 232 3232

National Grid; Tel. 0800 6783 105

Severn Trent Water; Tel. 03457 500 500

Vendors Solicitor

Helen Hendry, Roythornes Solicitors LLP, Lodge Park Business Centre, Lodge Lane, Langham, Colchester, CO4 5NE

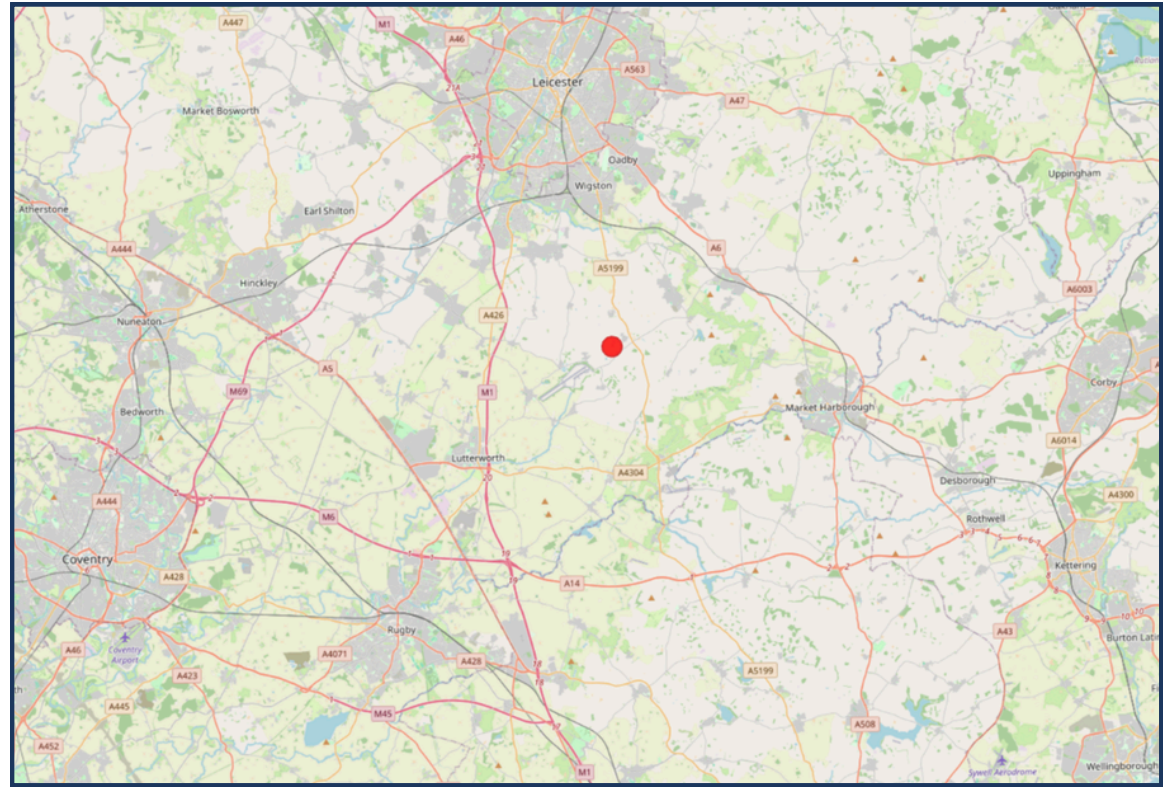
01206 355313 | HelenHendry@Roythornes.co.uk

WhatThreeWords

///smudges.sprains.giraffes

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our AMC agents (James Collier or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

Viewing

Viewing is strictly by appointment through the agent's Rugby office 01788 564680 or email rugrural@howkinsandharrison.co.uk / lilly.wilson@howkinsandharrison.co.uk



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