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Land on the East side of, Castle View Road, Easthorpe
£115,000

ANDREW
GRANGER & CO

Part of

SHELDON
BOSLEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS

Land on the East side of, Castle View Road

Easthorpe, Nottinghamshire

DESCRIPTION

A single parcel of level arable land extending to approximately 10.62 acres. The land benefits from roadside frontage and direct roadside access and is bounded by mature hedges.

CROPPING HISTORY

Spring Oats

Winter Barley

LOCATION

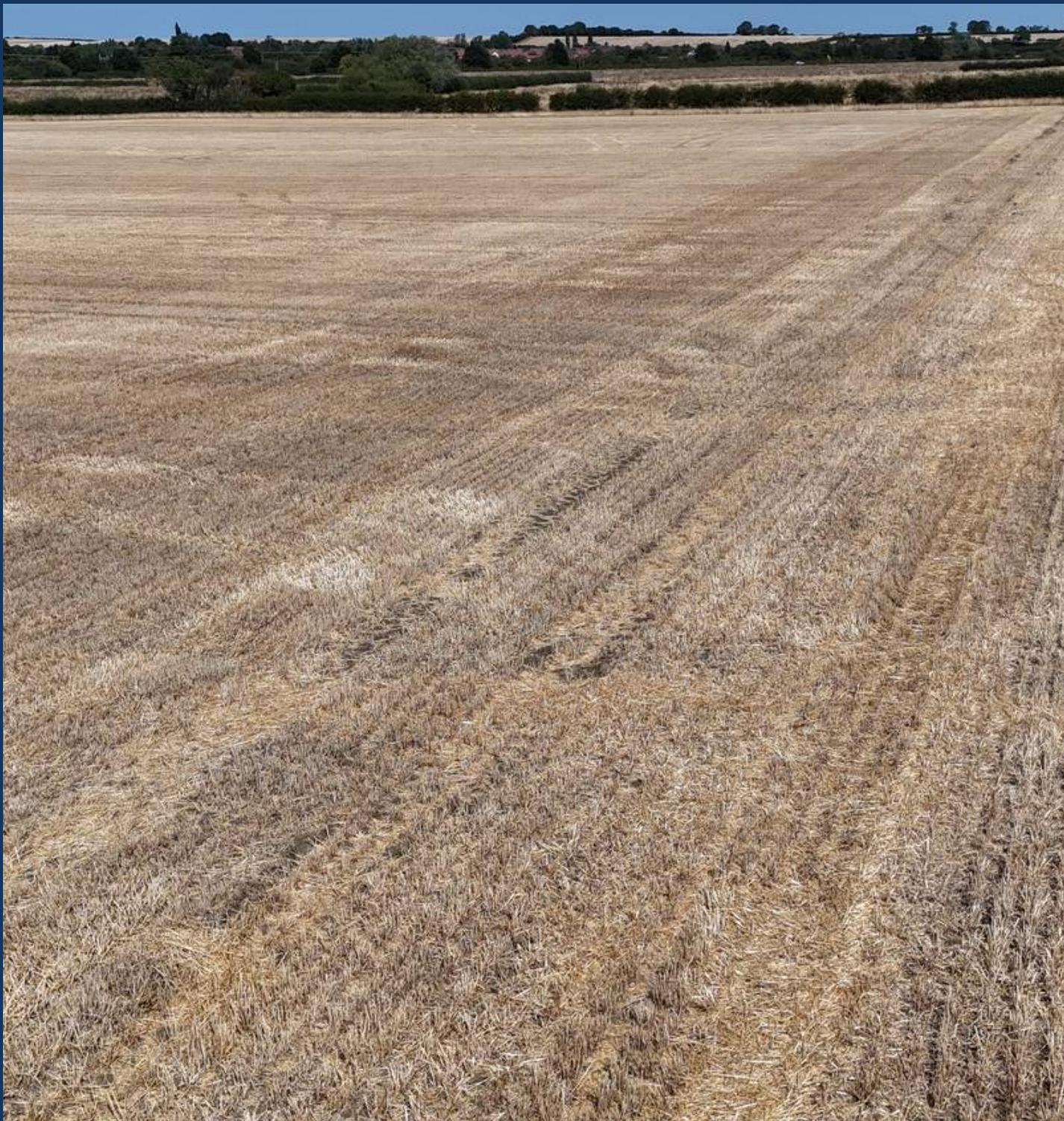
The land is known as Land on the East side of, Castle View Road, Easthorpe, Nottinghamshire, NG13 0FE. It is situated off Castle View Road, to the south of the popular market town of Bottesford, approximately 1 mile from the centre of Bottesford. The larger market town of Melton Mowbray is approximately 9 miles away, whilst the city of Leicester is approximately 20 miles to the west. The property is well located for access to the surrounding villages and wider road network. There will be an Andrew Granger FOR SALE board located at the gateway of the land.

W3W:///newlywed.generals.powerful

GUIDE PRICE

£115,000 (One hundred and Fifteen Thousand Pounds)





TENURE

The land is freehold and offered with vacant possession.

METHOD OF SALE

The land is offered for sale via private treaty. The vendor and agent reserves the rights to conclude the sale via other methods if deemed necessary.

FLOOD ZONE

The land is all located within Flood Zone 1.

LAND CLASSIFICATION AND SOIL TYPE

Natural England states that the land is Grade 3 Agricultural Classification. Land's Soils defines the soil type as: Lime-rich loamy and clayey soils with impeded drainage (Soils 9).

LOCAL AUTHORITY

The land falls under the local authority of Melton Borough Council and Leicestershire County Council.

SERVICES

The agent is not aware that the land is connected to any services.

ACCESS

The land benefits from roadside access from the adopted road Castle View Road.

RIGHTS OF WAY/ EASEMENTS/ WAYLEAVES

The agents are not aware of any rights of way, wayleaves or easements across the land. However, the property is sold subject to any other wayleaves, public or private rights of way, easements, covenants and all outgoing, whether mentioned in the sales particulars or not.

VAT

In the event that any part of the land is subject to VAT, this will be payable by the purchaser in addition to the purchase price.

DEVELOPMENT UPLIFT CLAUSE

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

LAND REGISTRY

The land is registered with the UK Land Registry: LT442911 (Part Of)

SPORTING, MINERAL & TIMBER RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

RATES AND OUTGOINGS

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

VIEWINGS

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

ANTI-MONEY LAUNDERING CHECK

Due to regulatory requirements, we are legally required to undertake full identification checks on any prospective purchaser prior to proceeding with an agreed sale. These checks are carried out through our online system, Landmark, and include identity verification and facial recognition checks. A fee of £25 + VAT is payable by each prospective purchaser in respect of these checks.

PLAN

The plan and red lines provided are for reference purposes only. The vendor not the vendors agent are responsible for defining the boundaries of the ownership.

FURTHER INFORMATION

For further information, please contact Eloise Baker at our Loughborough Rural office. Eloise Baker MSc, BSc (Hons) TEL: 01509 243720 E-MAIL: eloise.baker@sheldonbosleyknight.co.uk



Land off Castle View Road,
Easthorpe, NG13 0FE



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50 m
Scale 1:2500 (at A4)





Sheldon Bosley Knight

Andrew Granger & Co Ltd, 44-46 Forest Road - LE11 3NP

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