



Land off Grange Road, Carlton Curlieu, Leicestershire
£930,000


**ANDREW
GRANGER & CO**

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**SHELDON
BOSLEY
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LAND AND
PROPERTY
PROFESSIONALS

Land off Grange Road, Carlton Curlieu

Carlton Curlieu, Leicester

- An opportunity to acquire a 94.82 acre block of mixed agricultural land
- Multiple direct roadside access
- Freehold with vacant possession
- For sale by informal tender as a whole
- * INFORMAL TENDER DEADLINE 13th NOVEMBER 2026 AT 12 NOON *

The land is located directly to the north east of the village of Carlton Curlieu. Carlton Curlieu is village in the South East of the county of Leicestershire. The village is approximately 11 miles to the North West of the market town Market Harborough and 10 miles to the South East of the city of Leicester.

W3W:///imparts.seatbelt.anyone - gateway off Grange Road

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.





Land off Grange Road, Carlton Curlieu

Carlton Curlieu, Leicester

An opportunity to acquire a ring-fenced block of productive mixed agricultural land in South East Leicestershire. The land extends to approximately 94.82 acres (38.37 Hectares), with approximately 55 acres (22.26 Ha) of arable and 39.82 acres (16.11 Ha) of grassland.

The land is divided into six good sized fields, comprising of predominately level land, with some gently undulating permanent pastureland to the southern part of the block. The fields are bounded with mature hedgrows, established trees and some post and wire fencing.

The land is described as being of good heart and benefits from several access points. Roadside access is available at the southern end of the block, directly off Grange Road, with a further roadside access to the north of the block from Gartree Road.

The land is classified as Grade 3 agricultural land and provides an attractive, well maintained block suitable for a range of agricultural uses.

GUIDE PRICE

Offers Around £930,000 (Nine Hundred and Thirty Thousand Pounds)

CROPPING HISTORY

First Wheat - two most north west parcels (approximately 22 and 14 acre fields)

Winter Barley - approximately 19 acre field (furthest north east parcel).

The field parcel furthest to the south is currently in a ryegrass and clover ley.

TENURE

The land is freehold and is offered with vacant possession.

METHOD OF SALE

The land is offered for sale via Informal Tender. A tender form can be obtained from the selling agent. The Vendors are not obliged to accept the highest or indeed any offer submitted. Tenders are to be submitted in writing by 12 noon on Friday 30th October 2026 and should include the following information: 1. All offers are to be expressed in pounds sterling 2. Offers should not be made by reference to any other offers 3. Offers should state whether offers are for cash or dependent on borrowing/funding. 4. The vendors and selling agents advise all offers be received via email to the following email address eloise.baker@sheldonbosleyknight.co.uk – a confirmation of receipt will be sent.

FLOOD ZONE

The land is located within Flood Zone 1.

LAND CLASSIFICATION AND SOIL TYPE

Natural England classifies the land as Grade 3. Soilscape classes the land as Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.





RIGHTS OF WAY/EASEMENTS AND WAYLEAVES

The land is crossed by a National Grid high-pressure gas pipeline.

The land is also crossed by a fibre optic cable, with an associated easement extending approximately 6 metres in width. The cable is understood to be located approximately 1 metre below ground level. General agricultural cultivation which does not penetrate the ground beyond 300mm is not understood to require supervision; however, works or activities which penetrate the ground beyond this depth may require prior notification and/or supervision by the relevant utility provider.

An indicative plan showing the approximate location of the pipeline and fibre optic cable are available from the Agents upon request. Prospective purchasers should make their own enquiries with the relevant utility provider regarding the precise location of the pipeline and cable and the terms of any easement, wayleave or other restrictions affecting the land.

LAND REGISTRY

The land is registered with the UK Land Registry: LT517197

SERVICES

The land has a natural spring connected to a water trough in the southern most field parcel. There is no mains water connection. Any prospective purchasers must satisfy themselves as to the availability of services and any future connections.

ACCESS

The land can be accessed directly off Grange Road, and Gartree Road.

ANTI-MONEY LAUNDERING REGULATIONS

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.

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 50% of any increase in value arising from the development or grant of planning permission (excluding uses for agriculture and personal equestrian purposes), will be payable to the vendor for a period of 50 years from completion.

SPORTING, MINERAL & TIMBER RIGHTS

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

LOCAL AUTHORITY

Harborough District Council and Leicestershire Country Council

RATES & OUTGOINGS

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

VIEWINGS

Viewing of the land is strictly by appointment only. Please contact the agents for more information.





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PLAN

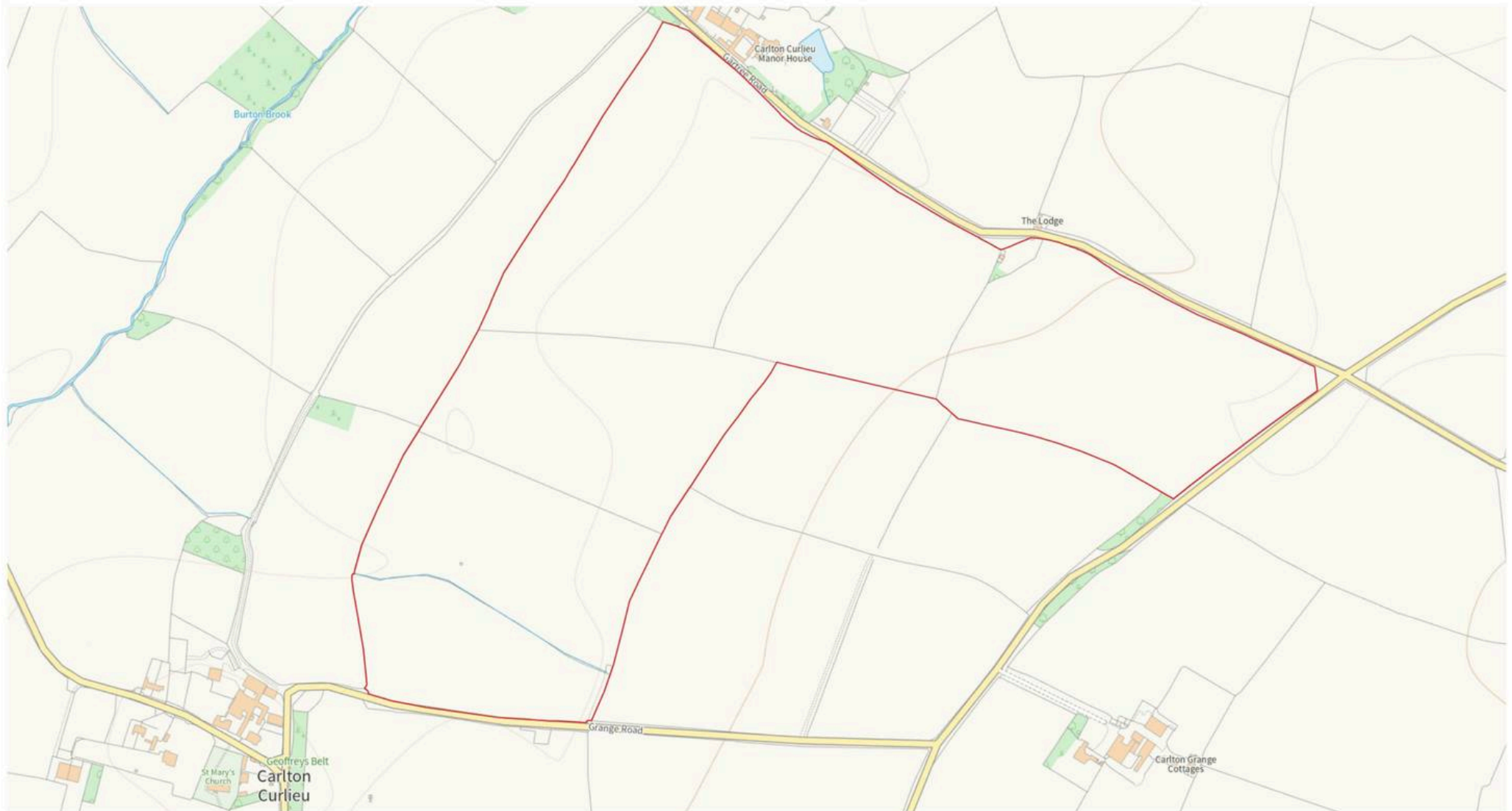
The plan and red lines are for reference purposes only. The Vendor, not the Vendor's Agent are responsible for defining the boundaries of the ownership.

FURTHER INFORMATION

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







Images and Floor Plans included in these particulars are based on the plan, all other particulars are carefully checked. Photographs are included to provide a general impression and are not intended to be used as a guide to the property. They are not intended to be used as a guide to the property. They are not intended to be used as a guide to the property.



Sheldon Bosley Knight

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