

16.38 Acres (6.63 Hectares) of Pastureland  
on Wood Lane, Barkestone NG13 0JA.



FOR SALE BY INFORMAL TENDER

Offers In Excess Of  
£170,000

**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



## 16.38 acres of pastureland at Barkestone, Leicestershire

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A rare opportunity to acquire a 16.38-acre (6.63 ha) parcel of well-maintained permanent pasture on the outskirts of the charming village of Barkestone, Leicestershire. Accessible directly from Wood Lane, the land offers convenient roadside entry while retaining a peaceful, rural setting.

Historically used for grazing, the parcel features gently undulating ridge and furrow terrain, ideal for livestock or equestrian purposes. It is enclosed by mature, well-established hedgerows, offering natural shelter, privacy, and strong boundaries.

Its size, location, and secluded yet accessible position make this an exceptional opportunity for those seeking a versatile and productive rural holding close to village amenities.

### LOCATION:

The land is located approximately 0.5 miles to the south east of the village of Barkestone, in the Vale of Belvoir. Approximately 4 miles from Bottesford, 11 miles from Grantham & 12 miles from Melton Mowbray

The land is identified edged red on the plan included in these particulars.

Nearest Postcode: **NG13 0JA**

What3Words ///[moving.super.spud](https://www.what3words.com/moving.super.spud)

**TENURE:**

Freehold with vacant possession on completion.

**ACCESS:**

There is direct vehicular access from Wood Lane.

**PUBLIC RIGHTS OF WAY:**

The land is sold subject to and with the benefit of all existing rights of way, easements and wayleaves whether mention within these particulars or not.

**SERVICES:**

The land does not benefit from mains water or electric

**SPORTING, TIMBER & MINERAL RIGHTS:**

All sporting, mineral and timber rights are included in the freehold sale, in far as they are believed owned.

**VIEWING:**

At any reasonable time with these sales particulars in hand via prior appointment and permission to be given by Shouler & Son

Please note the land is currently let for horse grazing

**PLANS:**

The plans are Crown Copyright and for identification purposes only.

**OVERAGE:**

No overage on this sale

**METHOD OF SALE:**

The land is being offered for sale by Informal Tender.

Offers should be submitted before 12 noon Friday 3<sup>rd</sup> July 2026

**TITLE DEEDS**

The Seller's solicitor has submitted an application for first registration to HM Land Registry to register the land for the first time. The Seller's solicitor has advised the land is likely to be registered with title and is to request HM Land Registry expedite the application once a sale has been agreed, should registration of the land not have been completed by that time.





For more information please contact  
 Oli Arnold –07706 312 229 or visit  
[www.shoulers.co.uk](http://www.shoulers.co.uk)

Shouler & Son for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
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4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact.

**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.



**SCAN FOR  
 DIRECTIONS!**

[www.shoulers.co.uk](http://www.shoulers.co.uk)

Email: [o.arnold@shoulers.co.uk](mailto:o.arnold@shoulers.co.uk)

Mobile: 07706 312229

County Chambers, Kings Road, Melton Mowbray,  
 Leicestershire LE13 1QF