



28.45 ACRES
AT BARWELL, LEICESTER, LE9 8BD
PRICE ON APPLICATION

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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An opportunity to purchase 28.45 acres in a strategic location on the edge of Barwell.

LOCATION

The land lies on the south-eastern edge of the town of Barwell in the southwest Leicestershire. The land is situated between The Common Road, Dawson's Lane and the A47 with roadside access from each.

DESCRIPTION

The land comprises approximately 28.45 acres (11.52 ha) of grassland divided into 9 fields. The land benefits from road frontage and access on three sides. Including the A47, The Common and Dawson's Lane, suitable for vehicles and farm machinery. The land has recently been used for livestock and horse grazing. The land is understood to benefit from mains water connection. There are two sets of old lean-to farm buildings that are used as field shelters/stabling.

SOILS/LAND DESCRIPTION

The land is Grade 3 on the Agricultural Land Classification (Provisional Edition) and the soil type is predominantly Soilscape 18, that is defined as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with a section of Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage (Soil Survey of England and Wales). The Land is mostly suited to grass production for dairying or beef and some cereal production.

The Environment Agency Flood Map for Planning identifies the land as being Flood zone 1: an area with a low probability of flooding.

TENURE

The land is offered for sale freehold and with vacant possession on completion.

The Land is registered with land registry Title Number: LT490648

FIXTURES AND FITTINGS

Tenants fixtures and fittings are excluded from the sale.



BASIC PAYMENT ENTITLEMENTS

There are no Basic Payment Scheme Entitlements included in the sale.

EASEMENTS AND RIGHTS OF WAY

The selling agents are not aware of any rights of way over the property.

The land is sold subject to and with the benefit of all rights of way, wayleaves and easements that may exist whether specifically mentioned in these particulars or not.

PLANNING

The land is located within the Hinckley & Bosworth District Council area. Development policy for Barwell is covered in the Earl Shilton and Barwell Area Action Plan within the Hinckley and Bosworth Local Plan 2006 to 2026. This identifies the land as being outside the settlement boundary for Earl Shilton and Barwell. Additionally, within the local plan, the land is designated as a green wedge.

Prospective purchasers are encouraged to make their own enquiries of the Local Planning Authority.

PLANNING HISTORY

In 2017 planning connect was refused for a residential development of up to 185 dwellings (17/00531/OUT). The application was also dismissed at appeal in July 2018.

DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to an uplift clause for a period of 30 years whereby 35% of any uplift in value arising from development or the grant of planning permission (excluding agriculture and equestrian) is payable to the vendor.

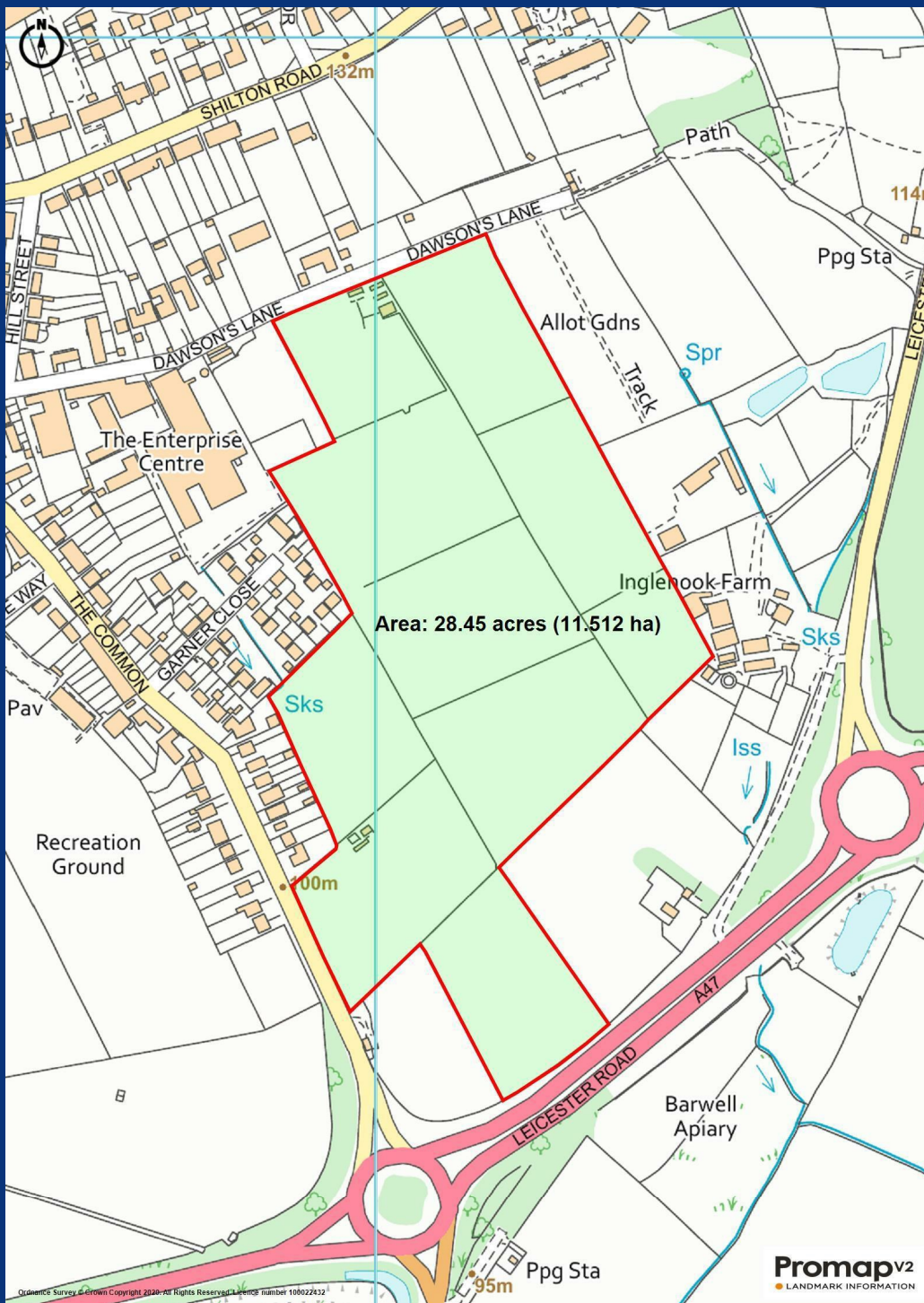
METHOD OF SALE

The land is offered for sale as a whole by private treaty.

Please contact the selling agent for the guide price.

VAT

All prices quoted are exclusive of but may be subject to Value Added Tax.



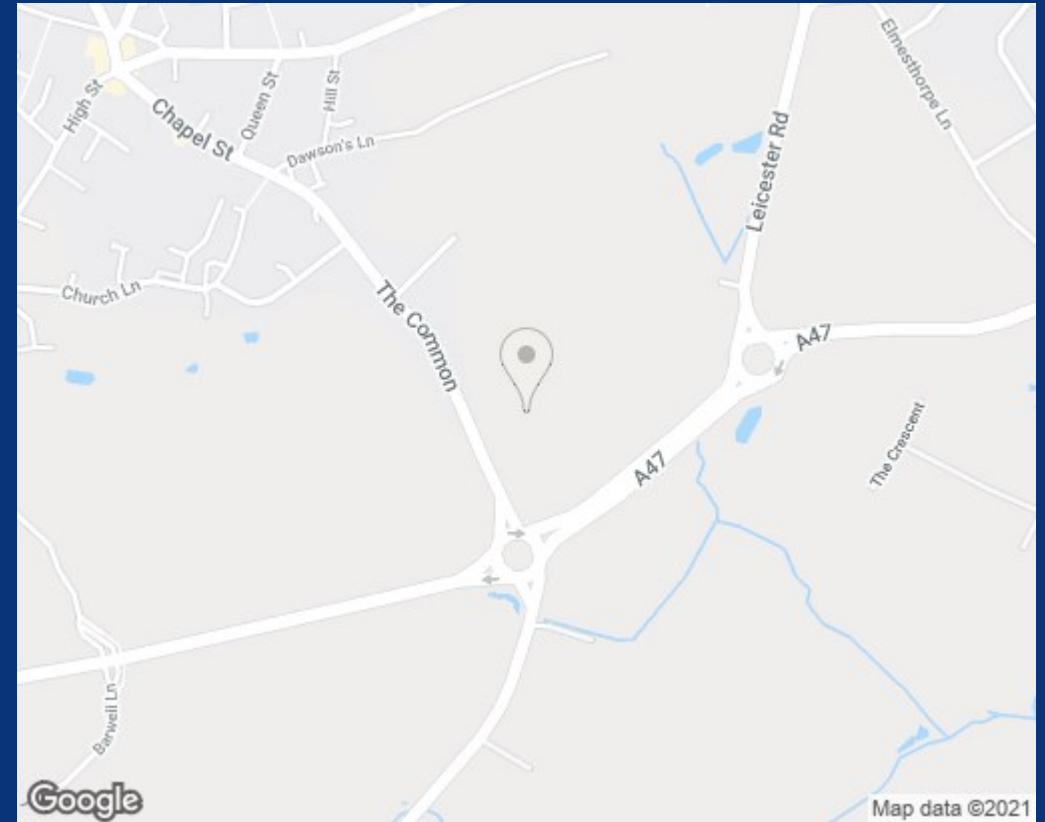
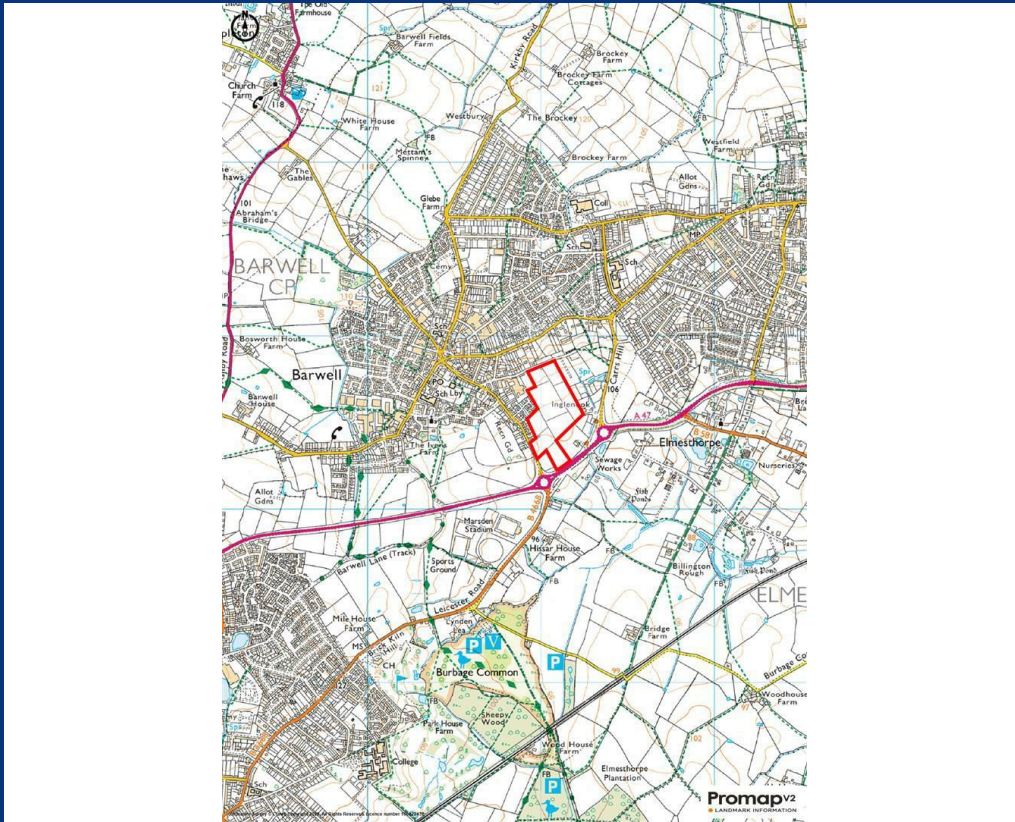
VIEWING

Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars. The selling agent requests that no disturbance is caused to tenants or neighbouring properties. Prior to viewing, we strongly recommend that you discuss any particular points which are likely to affect your interest in the land with the selling agents in order that you do not make a wasted journey.

FURTHER INFORMATION

For further information, please contact:
Peter Chennells BSc (Hons) MSc MRICS
Tel: 01509 243720
E-mail: peter.chennells@andrewgranger.co.uk





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Call 01509 243 720

Andrew Granger & Co. 2 High Street,
Loughborough, Leicestershire LE11 2PY
www.andrewgranger.co.uk



propertyprofessionals@andrewgranger.co.uk

