



LAND AT SADDINGTON, LEICESTER, LE8 0QP
GUIDE PRICE £85,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



6.87 acres (2.78ha) of pasture land for sale by informal tender.

Tender deadline 1st February 2021 at 12 noon

General

An excellent opportunity to purchase 6.87 acres (2.78ha) or thereabouts of the traditional pasture land located to the east of Saddington Reservoir between Saddington and Gumley. The land benefits a spring water supply, road frontage and by stock-proof bounded fencing. Additionally, there is a small pond that is fenced off from the main field.

Location

The land is located off the Saddington Road between the villages of Saddington and within Harborough district of Leicestershire.

What3words: crowbar.bulge.quits

Land Description

The land is classified as Grade 3 on the Agricultural Land Classification (Provisional Edition). The soil type is Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. (Soil Survey for England and Wales). The land is most suited to for grazing.

Services

The land benefits from a spring water feed water supply servicing a concrete water trough.

No services have been tested by the selling agent. Potential buyers should make their own enquiries.

Tenure

The land is to be sold freehold with vacant possession.

Basic Payment Scheme

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

Easements and Rights of Way

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.

Fixtures and Fittings

Any Fixtures in place are included in the sale.

Development Uplift Clause

The land will be sold subject to an uplift clause of 30% over 25 years 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 property is offered for sale by Informal Tender in accordance with the following conditions: -

1. Tenderers should complete a Form of Tender. To request a tender form, please contact Peter Chennells (details below)

2. Please send completed tender forms by 12 noon on Monday, 1st February 2021 in a sealed envelope marked:

"Tender - 6.87 acres at Saddington" to Andrew Granger & Co. Ltd, 44-46 Forest Road, Loughborough, Leicestershire, LE11 3NP.

VAT

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

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.

Viewings of the property shall only be undertaken in line with the current Government advice relating to Coronavirus, as found at <https://www.gov.uk/coronavirus>



Further Information

For any further information, please contact:

Peter Chennells BSc (Hons) MSc MRICS

01509 243720

peter.chennells@andrewgranger.co.uk





LOCATION



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