



37.04 Acres (14.99 Hectares) Of Land for Sale

LAND AT BOWDEN ROAD, THORPE LANGTON, MARKET HARBOROUGH, LEICESTERSHIRE
For Sale By Private Treaty

Joint Agents

BROWN & CO



DAVIES & CO.
RICS CHARTERED SURVEYORS

DESCRIPTION

An attractive block of permanent pasture extending to 37.04 acres (14.99 hectares) or thereabouts.

The land is situated close to the village of Thorpe Langton and access is taken from the Bowden Road.

There are four useful enclosures of traditional grassland which have been productively grazed by cattle and sheep.

The land is for sale as a whole or in suitable lots.

SCHEDULE

Field no.	Description	Hectares	Acres
1998	Pasture	4.64	11.47
4098	Pasture	7.53	18.61
1509	Pond	0.02	0.05
2017	Pasture	1.28	3.16
2322	Pond	0.01	0.02
3418	Pasture	1.51	3.73
Total		14.99 ha	37.04 ac

TENURE AND POSSESSION

The land is sold freehold with vacant possession on completion.

DEVELOPMENT CLAUSE

The property will be sold subject to a Development Uplift Clause at a rate of 30% of the uplift in value on any development on the Land or Buildings other than for the uses of Agriculture, Amenity or Equestrian.

The overage will be payable on the earlier of implementation or sale following grant of planning permission(s) within 30 years and shall be payable to the current owners.

SERVICES

The property benefits from mains water connection.

Potential purchasers must satisfy themselves on the exact location and adequacy of the services that they may need and require.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all Rights of Way, Easements and Wayleaves, whether mentioned or not.

There is a bridleway running along the southern boundary of the property. There is a high pressure gas main crossing the land.

AUTHORITIES

Local – Harborough District Council –
Tel No: 01858 828282

County - Leicestershire County Council –
Tel No: 0116 232 3232

Water - Severn Trent Water Authority –
Tel No: 0800 783 4444

PLANS AND PARTICULARS

These are believed to be correct but their accuracy is not guaranteed and no claim can be admitted for any errors or discrepancies.

ARBITRATION

Should any dispute arise between the Vendor and the Purchasers upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars or Plan, or as to the interpretation thereof, the matter in dispute shall not annul the sale but shall be referred to the Arbitration of the Vendor's Agents whose decision shall be final and binding on all parties to the dispute, and in every such arbitration the Vendor's Agents shall decide how the cost of such reference shall be borne.

VIEWING

Viewing is permitted during daylight hours with a set of these sale particulars in hand, having previously contacted the Selling Agent. No vehicles to be taken on the land.

MONEY LAUNDERING REGULATIONS

In accordance with the most recent Money Laundering legislation, the Purchaser(s) will be required to provide proof of identity and address to the Vendors' Agent once an offer has been submitted and accepted (Subject to Contract) prior to Solicitors being instructed.

WHAT3WORDS

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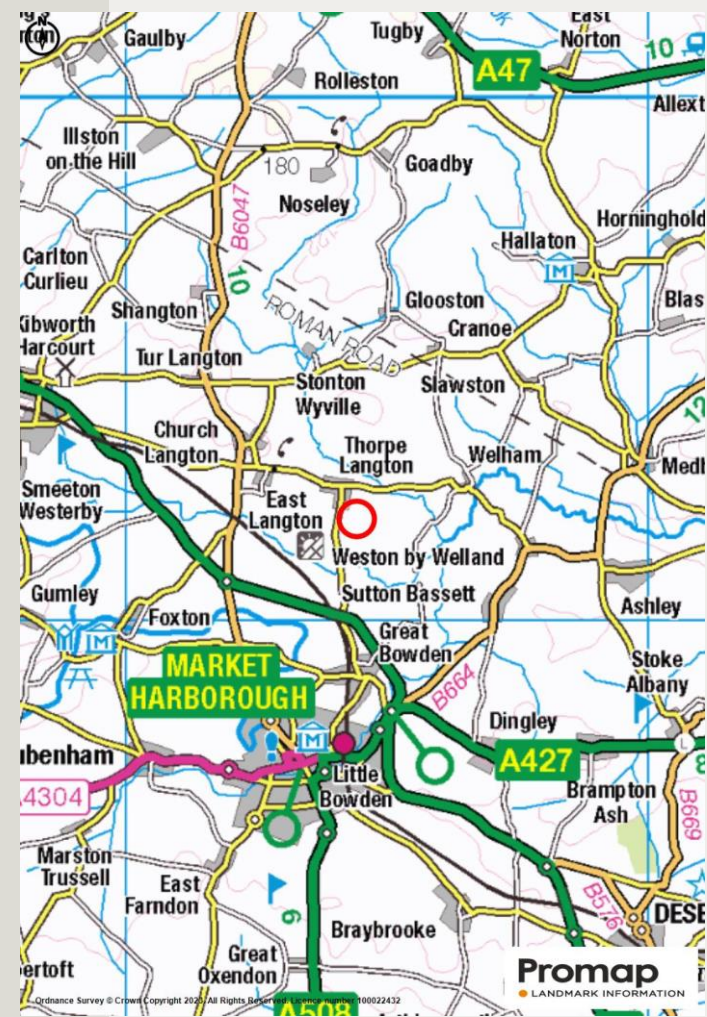
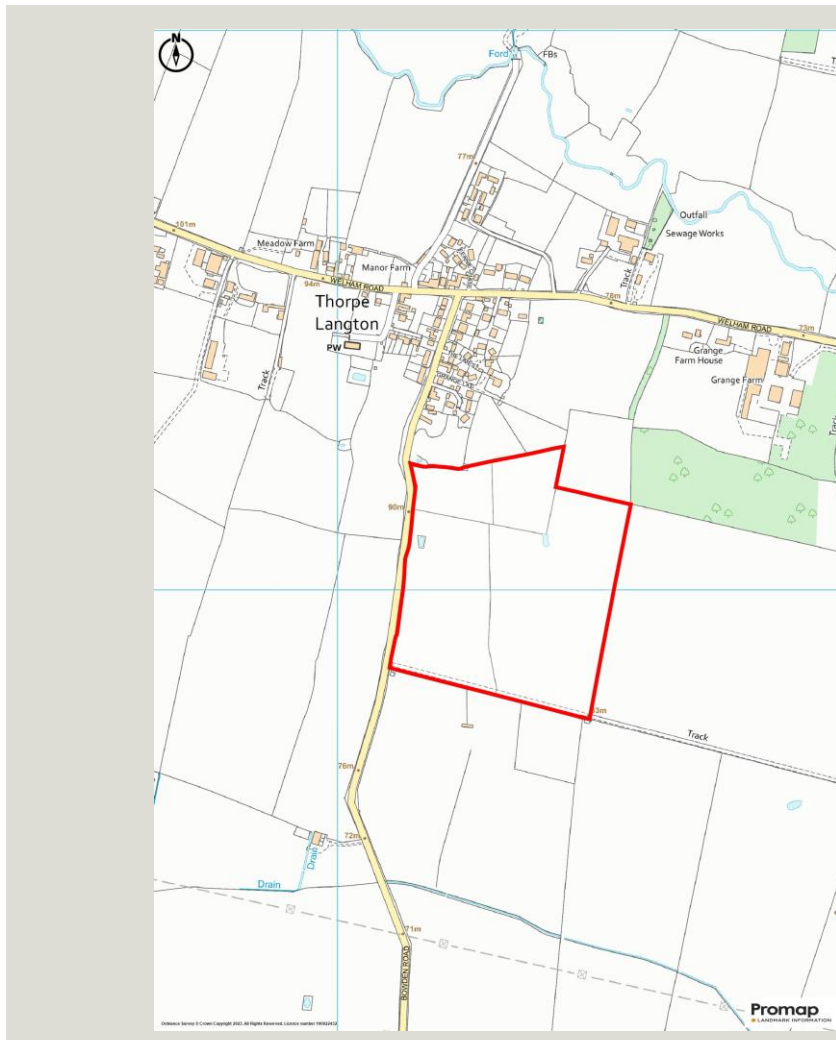
ENQUIRIES

Joint Agents- Brown & Co Fox Bennett and Davies & Co. Should you require any further information or like to make an appointment to view please contact either:

Tim Fox at Brown & Co Fox Bennett.
Tel No: 0116 289 4719.
E-mail: tim.fox@brown-co.com

Barry Davies at Davies & Co.
Tel No: 01536 524808
E-mail: info@daviesandco.co.uk





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co or Davies & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, Davies & Co and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co or Davies & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092. Davies & Co i