



THE NOOK FARM

The Nook, Great Glen, Leicestershire, LE8 9GQ

1.33 Acres (0.54 Hectares) of Development Land

BROWN & CO

DESCRIPTION

This property comprises of 1.33 acres (0.54 hectares) of land situated in the village of Great Glen.

The property is accessed directly off The Nook Road and is bound to the south by Burton Brook.

LOCATION

The property is located approximately 4 miles from Kibworth Village, 6 miles from Leicester City Centre and 9 miles to the M1.

SERVICES

There are no known services connected to this property.

OVERAGE

The property will be sold with overage for any development and this will apply to residential, commercial, and renewable energy projects. The rate will be 30% for 35 years from the completion date and payable on the grant of a planning consent. The demolition of the two existing dwellings and replacement of two new dwellings will not trigger the overage.

METHOD OF SALE

This property is freehold with vacant possession.

LAND REGISTRY TITLE

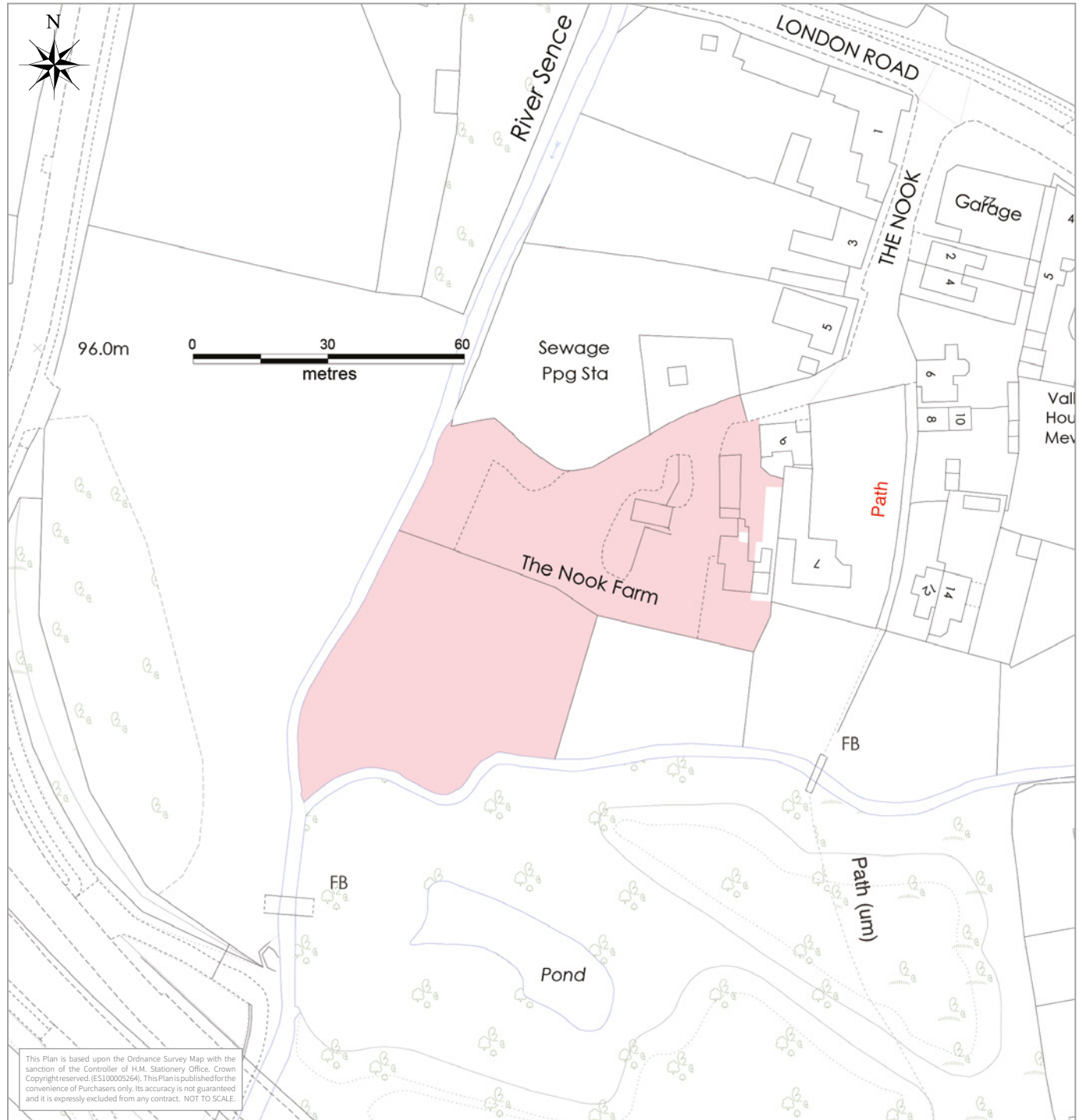
The property is registered with the Land Registry and forms part of the registered title of LT435713

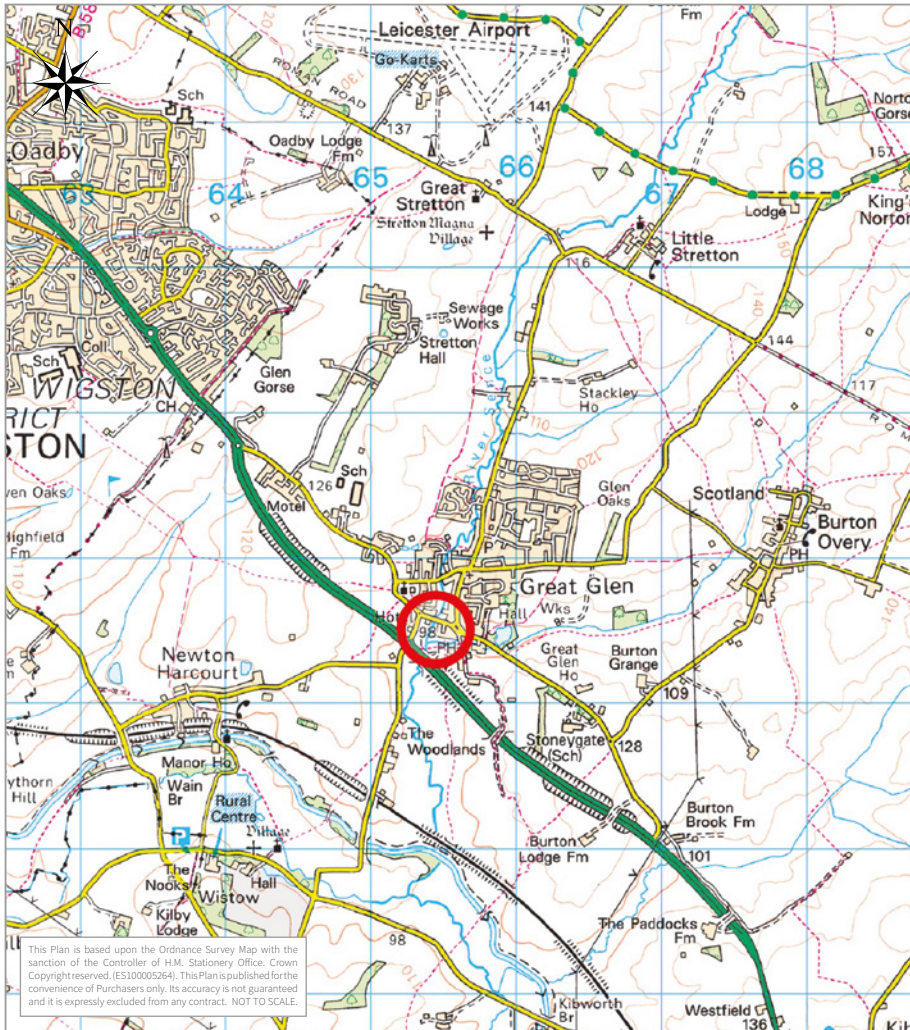
PLANNING

There was a historic planning permission granted by Harborough District Council on 19th June 2009 for the demolition of two existing dwellings and associated outbuildings and the erection of two detached dwellings (Planning Reference: 09/00432/FUL). The planning permission was never implemented.

We have also recently obtained informal pre-planning advice from Harborough District Council for the erection of four dwellings and the planning officer concluded that the development was unlikely to be acceptable due to flood risk. The Vendors have not at this stage commissioned any reports or surveys to verify their findings.

All prospective purchasers are to make their own enquiries with the local planning authority and satisfy themselves in respect of the development potential of the site.





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 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, 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 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 George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in January 2025.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

DISPUTES

Should any disputes arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or interpretations of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendor's Agent.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agent will be responsible for defining boundaries or the ownership thereof.

VALUE ADDED TAX

Should any sale of the property as a whole or in lots or any right attached become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser in addition to the contract price.

LOCAL AUTHORITY

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG

T: 01858 828282

WHAT3WORDS

Centre of the property: ///decisive.afflict.shoelaces

ANTI-MONEY LAUNDERING REGULATIONS

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

VIEWINGS

Viewing is strictly by appointment only and should be arranged with the selling agent.

VENDOR'S SOLICITOR

P. J Hammond & Sons
Richard Hammond
47 Friar Lane
Leicester
Leicestershire
LE1 5QX

CONTACT

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GENERAL REMARKS AND STIPULATIONS

These sales particulars are Subject to Contract and were prepared in January 2025.

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