



LAND AT HALLATON, ALEXTON ROAD, MARKET HARBOROUGH, LE16 8UP

£2,300,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



283.43 Acres of arable land for sale as a whole or in 2 lots.

DESCRIPTION

The land comprises a 283.43 acres (114.70ha) ring-fenced block of predominantly arable land with approximately 276.01 acres of workable land. The land is divided by former railway embankment that runs through the centre of the land.

The land is available to purchase as a whole or in two lots. Both blocks have independent access of Allextion Road. The railway embankment is included in the sale of lot 2.

As a Whole: 283.43 acres - Guide Price £2,300,000

Lot 1: 111.99 acres - Guide Price £910,000

Lot 2: 171.44 acres - Guide Price £1,390,000

LOCATION

The Land is located approximately 0.3 miles north of the village of Hallaton in south-east Leicestershire. The land is situated between East Norton Road and Allextion Road.

The property benefits from good transport links and is approximately 9 miles from Market Harborough and 16 miles from the city of Leicester.

LAND AND SOIL CLASSIFICATION

Under the DEFRA Agricultural Land Classification Map the land is classified as Grade 3 (being good to moderate agricultural land). The predominant soil type is defined as Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. With two veins of Soilscape 8, slightly acid loamy and clayey soils with impeded drainage. This soil is reasonably flexible but more suited to autumn-sown crops and grassland.

BASIC PAYMENT SCHEME

The agricultural land is registered for the Basic Payment Scheme. 110.73ha of Basic Payment Scheme entitlements are included in the sale.

The BPS payment for 2020 will be retained by the vendor.

The purchaser will be required to indemnify the Vendor in relation to Cross Compliance from the date of sale.

GROWING CROP

The land is sold subject to a right of holdover for the Vendor to harvest the growing crops for 2020 harvest.

ENVIRONMENTAL STEWARDSHIP SCHEMES

The land is understood to not be subject to any agri-environment schemes.

NITRATE VULNERABLE ZONE

The land is understood to be situated in a Nitrate Vulnerable Zone.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

The land is crossed by Public Footpath (B44) that runs northeasterly across both lots from the junction of East Norton Road at Allextion Road.

TENURE

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

VAT

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

FIXTURES & FITTINGS

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

DEVELOPMENT UPLIFT CLAUSE

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

PLAN

The plan and red lines are provided for identification purposes only. Ordnance Survey Crown Copyright 2019. All rights reserved. 100022432.

LOCAL AUTHORITIES

Harborough District Council Tel: 01858 828 282

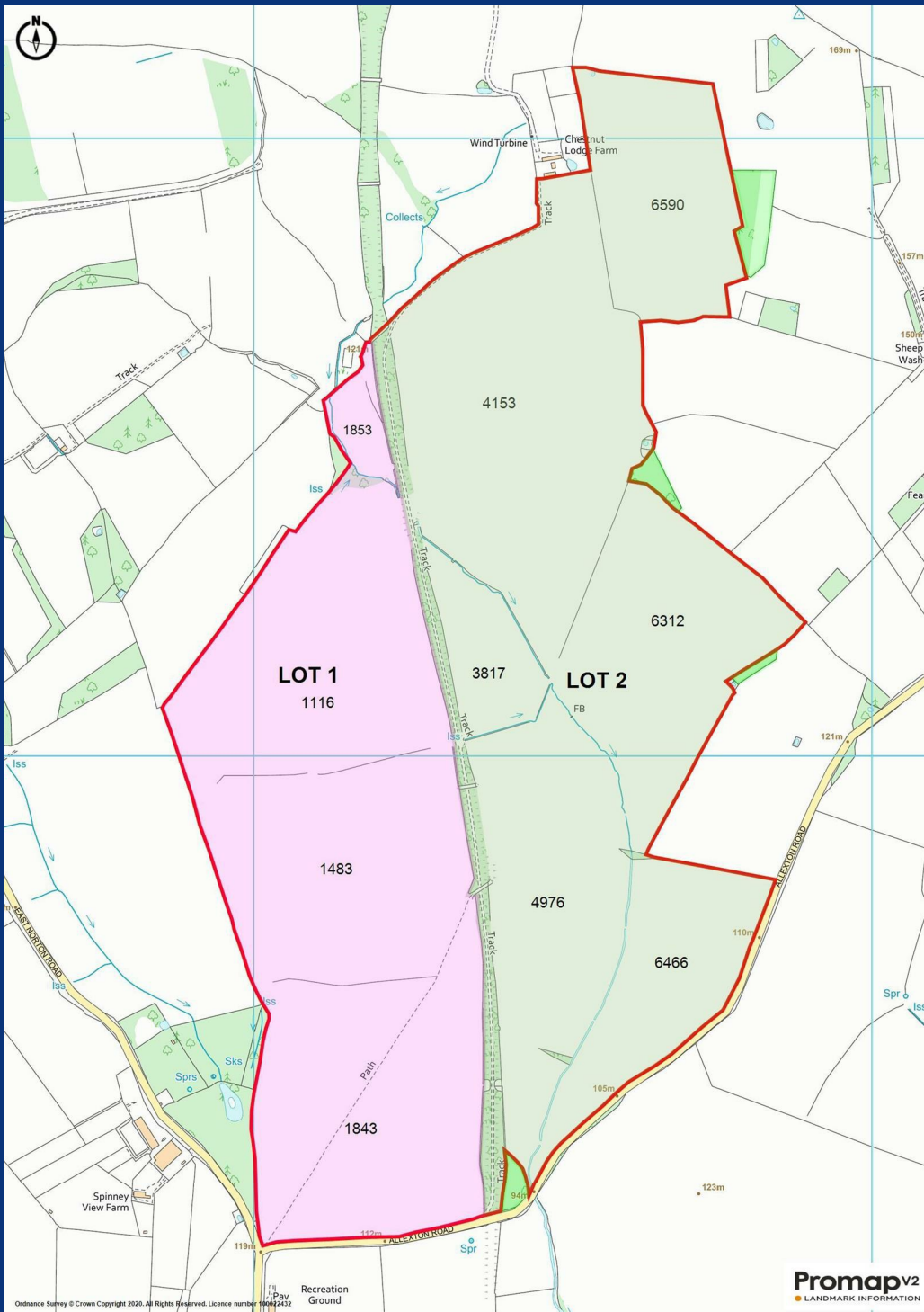
VIEWING

The land may be viewed on foot at any reasonable daylight hours by persons in possession of a copy of these particulars.

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

FURTHER INFORMATION

For further information or to discuss the sale of the land, please contact:

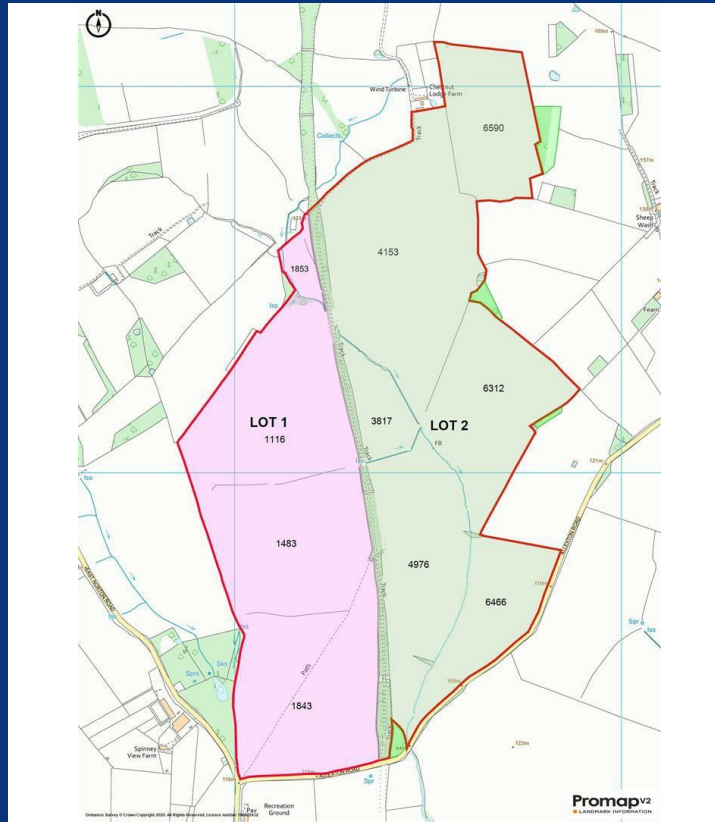
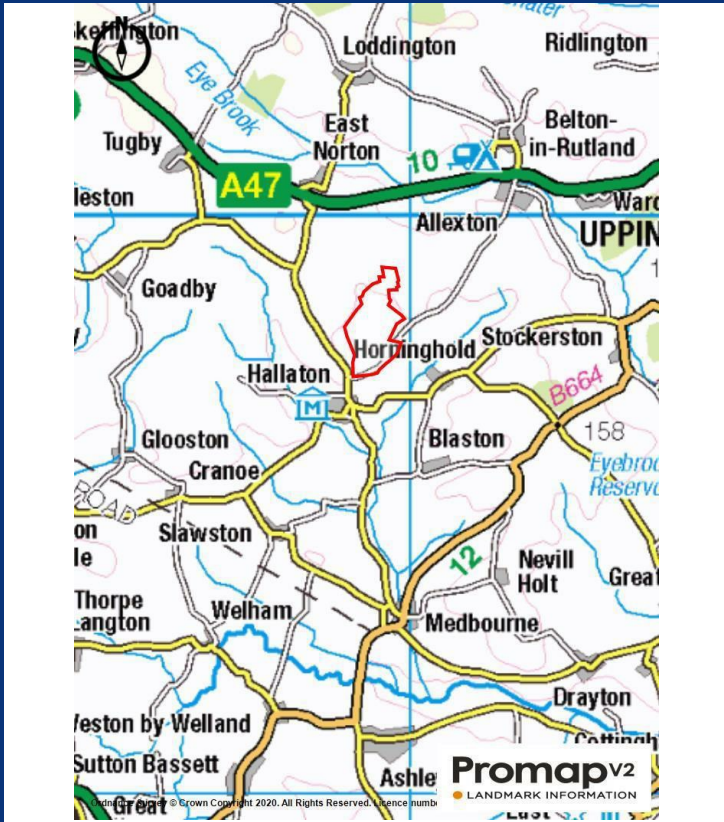


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Field Schedule

LOT 1			
Field No.	Acres	Hectares	Crop
1843	37.16	15.04	Spring Barley
1483	34.72	14.05	Spring Barley
1116	36.30	14.69	Spring Barley
1853	3.19	1.29	Pasture

LOT 2			
Field No.	Acres	Hectares	Crop
6466	19.32	7.82	Spring OSR
4976	31.11	12.59	Spring OSR
3817	8.65	3.5	Spring OSR
6312	29.50	11.94	Spring OSR
4153	51.92	21.01	Spring OSR
6590	21.08	8.53	Spring OSR



LOCATION



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