



## LAND OFF A47

Billesdon, Leicestershire

**20.33 Acres (8.22 Hectares) of Arable Land**



# LAND OFF A47

## Billesdon, Leicestershire

**20.33 Acres (8.22 Hectares) of Arable Land**

### DESCRIPTION

The property consists of a single field enclosure extending to approximately 20.33 acres (8.22 hectares) of arable land. Access to the property can be taken directly from the A47 Leicester to Uppingham Road.

The property is predominantly classified as Grade 3 and the soil type is generally described as being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

### LOCATION

The property is located approximately 0.5 miles north of Billesdon, 3.0 miles south of Tilton-on-the-Hill, 2.5 miles west of Skeffington and 2.7 miles east of Houghton on the Hill and 10.9 miles east of Leicester City Centre.

### CROPPING DETAILS

Year	Crop
2019	Temporary Grass
2020	Temporary Grass
2021	Temporary Grass

### METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

### TENURE AND POSSESSION

The property is freehold with vacant possession being available on completion.

### BASIC PAYMENT SCHEME

The Basic Payment Scheme entitlements are included in the sale. On completion 8.12 entitlements will be transferred to the Purchaser.

The Vendors will retain the benefit of the 2021 Basic Payment Scheme. The Purchaser(s) will take over the cross-compliance obligations on completion and will indemnify the Vendor or claimant against any breaches or acts of non-compliance which results in a penalty or reduction in the Vendor's payments under the Basic Payment Scheme.

### PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey 1:2500 scale plans. The plans are published for illustrative purposes only although they are believed to be correct, their accuracy is not guaranteed.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the help and benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves referred to or not in these particulars. There is an electricity pole present on the property.

There is a public footpath crossing the property which is referred to as C59 – from footpath C60 north of Billesdon to Tilton Lane, Cold Newton.

### LAND REGISTRY TITLE

The property is registered with the Land Registry and forms part of Registered Title LT197119

### SPORTING, TIMBER & RIGHTS

The sporting rights, mineral rights and timber rights will be included within the freehold so far as they are owned by the Vendor.

### DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, Schedules, Plans or Interpretation 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.

### FIXTURES AND FITTINGS

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

### 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

6 Lewis Court, Grove Park, Enderby, Leicester, LE19 1SD  
0116 289 4719 | leicester@brown-co.com

## ANTI-MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, the purchasers 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.

## VIEWING

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having previously contacted the Selling Agents.

## WHAT3WORDS LOCATION SEQUENCE

elect.hexes.scout

## VENDORS SOLICITOR

Oldham Marsh Page Flavell, The White House, 19 High Street, Melton Mowbray, LE13 0TZ

## CONTACT

Gilbert G Watchorn BSc (Hons) MRICS FAAV

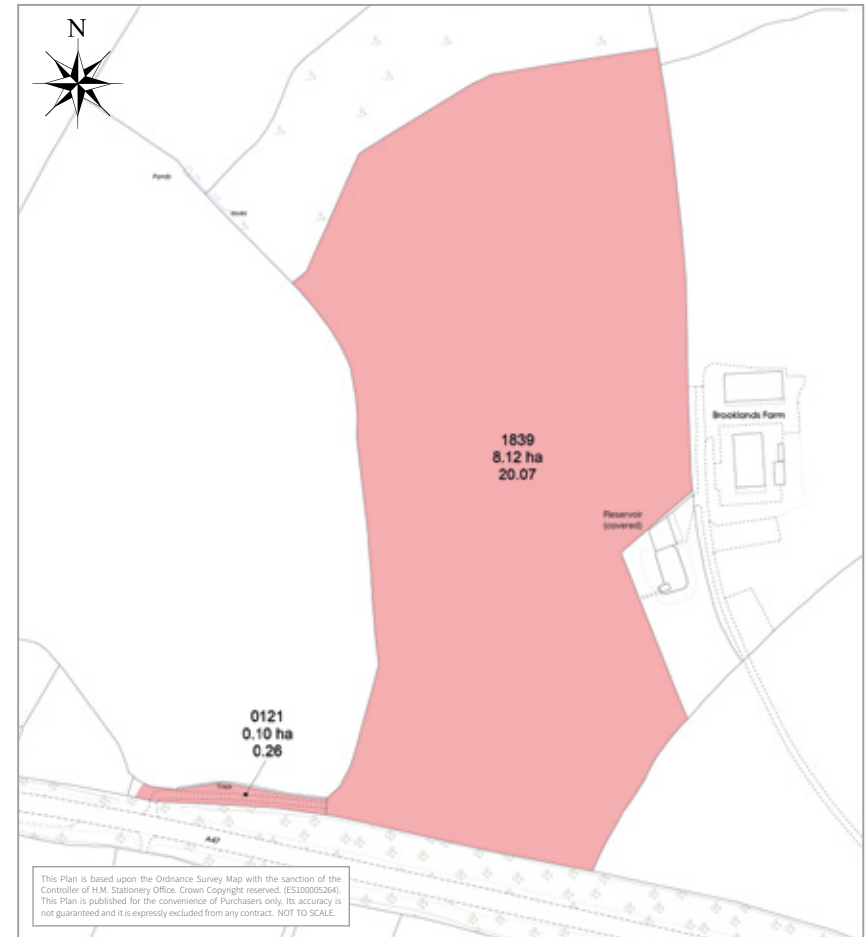
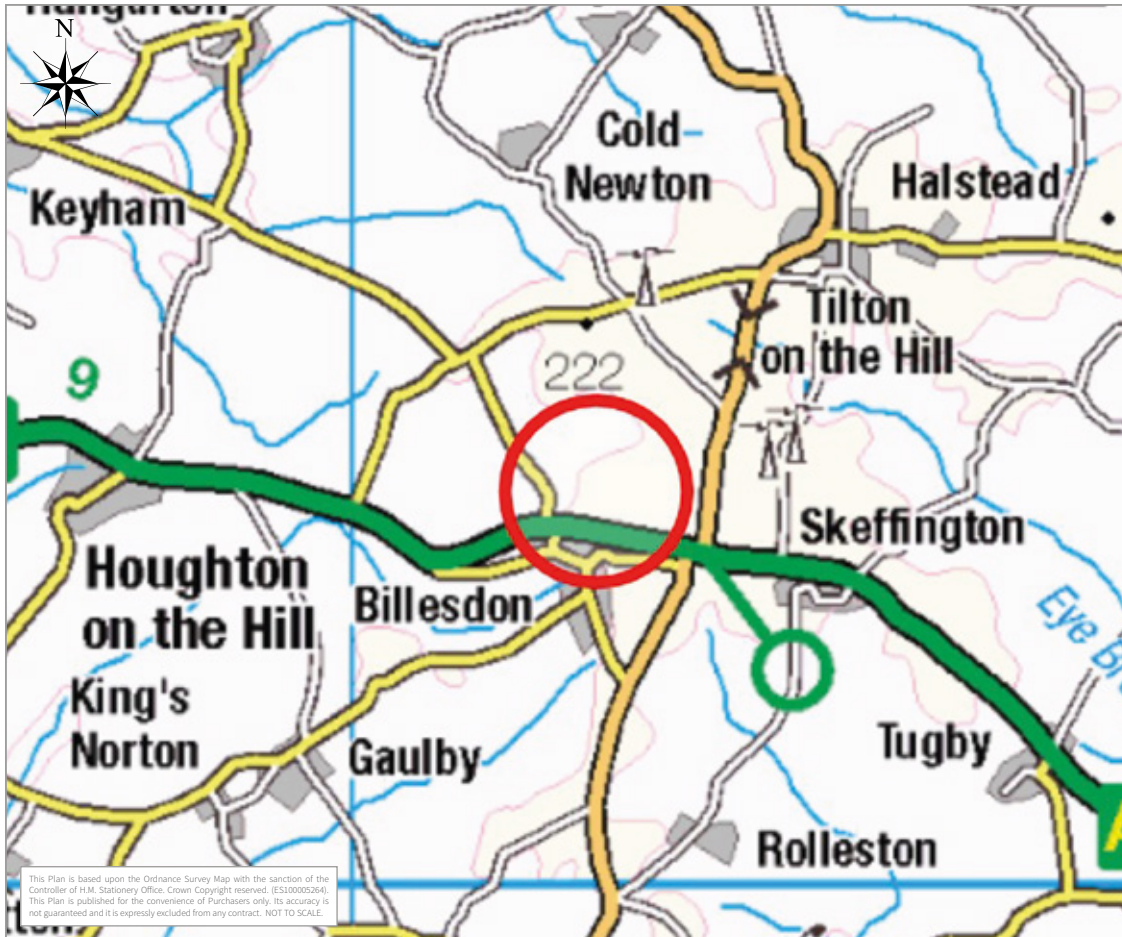
Tel: 07825 780 144

Email: gilbert.watchorn@brown-co.com

## GENERAL REMARKS AND STIPULATIONS

These particulars are Subject to Contract and were prepared in December 2021.





#### 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 of 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 December 2021.

6 Lewis Court, Grove Park, Enderby, Leicester, LE19 1SD  
0116 289 4719 | [leicester@brown-co.com](mailto:leicester@brown-co.com)

