



**INVESTMENT LAND OPPORTUNITY ADJACENT TO THE
LEICESTER CITY FOOTBALL CLUB TRAINING GROUND
FOR SALE – 18.37 ACRES (7.43 HA) OF PASTURELAND
Land at Hanover Lodge, Seagrave Road, Seagrave, Leics. LE12 7NJ**



Land at Hanover Lodge, Seagrave Road, Seagrave, Leicestershire. LE12 7NJ

An opportunity to acquire
approx. 18.37 Acres (7.43 Ha)
of pastureland situated adjacent
the Leicester City Football Club
training ground.

For Sale as a whole or in separate lots

LOCATION

The land lies between the settlements of Sileby and Seagrave adjacent a farmstead known as Hanover Lodge which is the residence of the Vendor.

The land is easily accessible from a number of larger conurbations including Loughborough (7 miles), Melton Mowbray (12 miles) and Leicester (11 miles).

DESCRIPTION

The land comprises three enclosures of pastureland which have all been used primarily for livestock grazing and mowing grass in recent years. The Vendor has not used fertiliser on a regular basis and weeds have been spot sprayed only. The Land is well fenced and water supplies for livestock drinking troughs can be made available.

The land is accessible using a right of way which exists over the adjoining driveway through the Sunrise Poultry site, emanating from Seagrave Road. The purchaser will benefit from a right of access from Seagrave Road up to the land at point A on the Sale Plan overleaf.

The land is classified partly as largely Grade 2 with a small proportion of Grade 3 by DEFRA on the Land Classification Map.

STEWARDSHIP AGREEMENT

The land is not subject to any stewardship agreements.

SERVICES

The land does not benefit from any main service connections albeit mains water and electricity are believed to be available close by (purchaser to satisfy themselves).

PLANNING PERMISSION

There have been no Planning or Permitted Development Rights applications made on the land in recent years.

OVERAGE

An overage will be retained by the Vendors. The overage clause will specify that 25% of any increase in value of the land due to development (as defined in Section 55 of the Town and Country Planning Act 1990 to include renewable energies) will be payable to the Vendors or their successors in title should such development occur within 25 years from the date of completion. The overage may be able to be triggered on multiple occasions.

FLOOD RISK ASSESSMENT

The land lies almost entirely within Flood Zone 1 of the EA's Flood Map with a small proportion of the land adjacent the brook being situated in Flood Zone 3 albeit the Vendor's recollection is that this has not flooded within the last 50 years.

BASIC PAYMENT

The land is registered with the Rural Payments Agency for the Basic Payment Scheme and annual claims have been made up to and including 2023. Entitlements are not included within the sale unless otherwise agreed.

SALE BOUNDARIES

The successful purchaser will be required to fence across two gateways between the sale land and the Vendors retained land within 4 weeks from the date of completion.

SPORTING, TIMBER AND MINERAL RIGHTS

All such rights are included insofar as they are owned.

DESIGNATIONS

The land is in a Nitrate Vulnerable Zone (NVZ).

WAYLEAVES, COVENANTS, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

VALUE ADDED TAX

Exemption to VAT has not been waived on the site and VAT should not therefore be chargeable on the purchase price however, the Vendors reserve the right to elect to charge VAT at any time.

TENURE & POSSESSION

The land is offered freehold with vacant possession available on completion. There is to be no holdover in respect of the grass crop and no claim in respect of growing crops and cultivations. The Vendor reserves the right to alter this position in the future.

The land has most recently been sheep grazed on an informal arrangement by a local farmer but no tenancies or licences exist and the land will be sold with vacant possession.

METHOD OF SALE

The land is offered for sale as a whole by Private Treaty. All bids should be provided to Mather Jamie Ltd in writing using the details provided.

Alternative lotting proposals and offers from consortium bidders would be considered by the Vendor.

LOCAL AUTHORITIES

Charnwood Borough Council
Website: www.charnwood.gov.uk
Tel: 01509 263151

VIEWINGS

Viewing of the land is strictly by prior appointment with the selling agents only. Neither the vendors nor the agents are responsible for the safety of those viewing the property, and any persons taking access do so entirely at their own risk.







Produced on Oct 31, 2023.
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100 m
Scale 1:5000 (at A4) 

ENQUIRIES

For further information with regard to the site, please contact: -

Agent: **Mather Jamie Ltd**; 3 Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

Contact: **Gary Kirk**

Tel: 01509 233433

E-mail: gary.kirk@matherjamie.co.uk

AGENTS' NOTE

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide.

IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

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