

Land off Quarry Lane, Snarestone, Leicestershire, DE12 7DD

HOWKINS & HARRISON

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Approximately 41.23 acres of productive arable land situated close to the village of Snarestone, available in two lots

Features

- Approximately 41.23 acres (16.69 hectares)
- Grade 3 arable land
- Direct road access
- Freehold with vacant possession upon completion

Description

The land is available in two lots as follows:

Lot 1 comprises approximately 29.03 acres (11.75 hectares) of productive arable land, split into three field parcels.

Lot 2 comprises a single parcel of productive arable land, extending to approximately 12.20 acres (4.94 hectares).

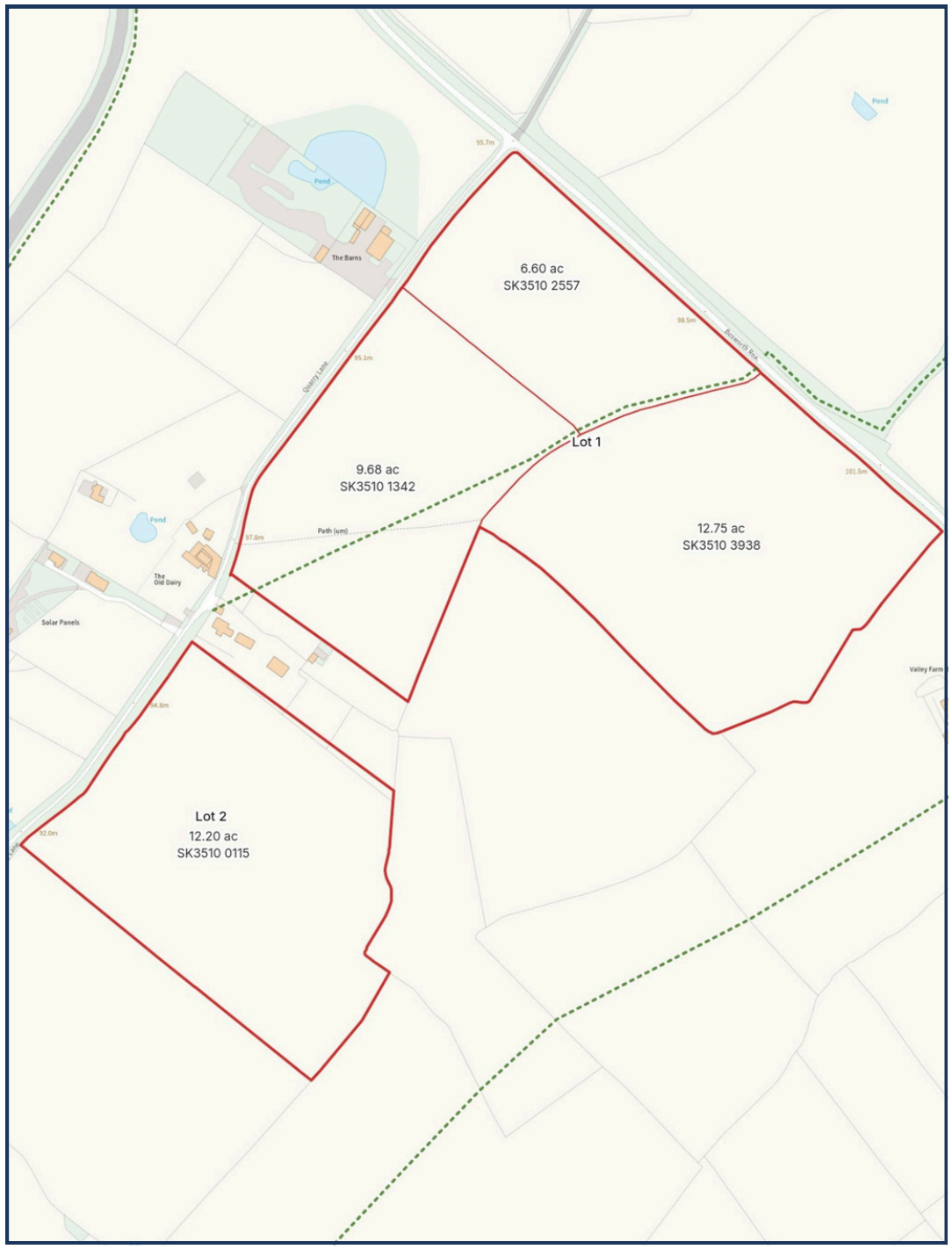
The land is classified as Grade 3 on the Agricultural Land Classification Map and according to The Soil Map of England and Wales, the soil is a fine loamy clayey soil of the Flint series.

Lots 1 and 2 both benefit from direct road access off Quarry Lane.




Lot 1
Lot 2


Lot 2



Cropping History

Field	Acreage	2026	2025	2024	2023
SK3510 0115	12.20	Maize	Winter wheat	Winter wheat	Maize
SK3510 1342	9.68	Maize	Winter wheat	Winter wheat	Maize
SK3510 2557	6.60	Maize	Maize	Winter wheat	Maize
SK3510 3938	12.75	Maize	Maize	Winter wheat	Maize

Location

The land is located off Quarry Lane, approximately 0.5 miles to the north of the village of Snarestone. Measham is approximately 2 miles to the northwest and Ashby de la Zouch is approximately 4.5 miles to the north.

The land is well located with convenient access to major transport links with the A444 approximately 3.5 miles to the west and the M42 Junction 11 approximately 4.5 miles to the west.

Tenure & Possession

Freehold with vacant possession upon completion.

Holdover

The land is currently in crop and the seller retains the right to harvest this crop is 2026.

Services

We understand that the land benefits from a mains water connection.
Purchasers should make their own enquiries as to the availability and adequacy of services.

Sporting & Mineral Rights

The sporting rights are to be included in the sale insofar as they are owned. We understand that the mineral rights are not owned and will therefore be excluded from the sale.

Easements, Wayleaves & Rights of Way

There is a public footpath which crosses through the middle of Lot 1, as shown by the green dotted line on the site plan.

There are electricity poles located on the land within Lot 1 and the landowner receives a small annual wayleave payment for these poles.

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

Local Authority

North West Leicestershire District Council, https://www.nwleics.gov.uk/
Tel: 01530 454545

Method of Sale

The land will be sold by private treaty.

Viewing

The land may be viewed during reasonable daylight hours on foot by anyone in possession of a copy of these particulars.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

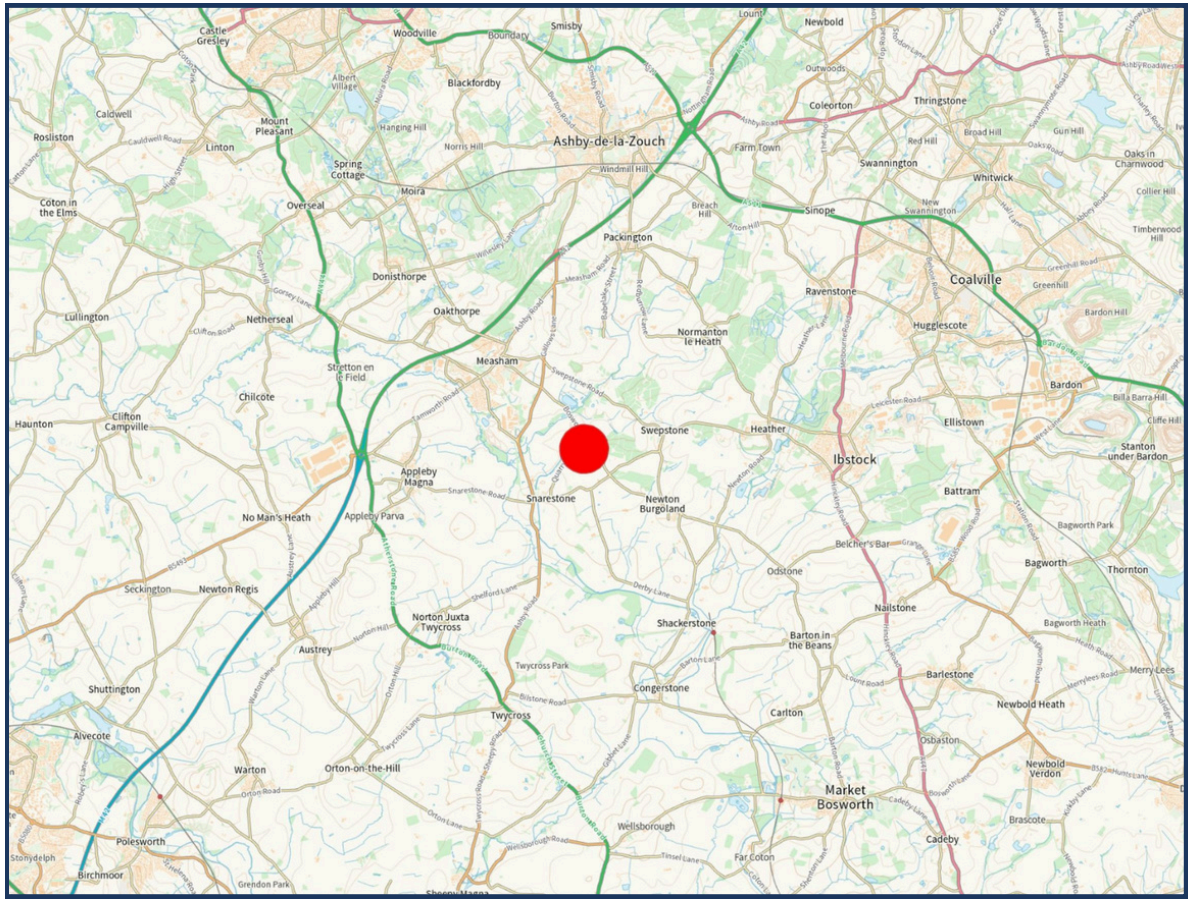
What3Words

Lot 1: ///gravy.trick.spinners
Lot 2: ///nation.model.access

Anti-Money Laundering

To enable us to comply with the Money Laundering Regulations we need to verify the buyer's identity before proceeding with a sale.

We charge a small administration fee for conducting an electronic AML verification check via our online provider, MoveButler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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