



**FOR SALE – Offers Invited**



**For Sale as a Whole or in Lots - 66 acres (26.98 ha) of Agricultural Land  
Land at Alderman's Haw, Charley Road, Woodhouse Eaves, Leics, LE12 8SY**



# Land at Alderman's Haw, Charley Road, Woodhouse Eaves Leicestershire LE12 8SY

An opportunity to acquire approx. 66.36 acres (26.98 ha) of agricultural land in The Charnwood Forest

## LOCATION

The land is located adjacent to Beacon Hill crossroads close to the villages of Woodhouse Eaves and Ulverscroft in the heart of the Charnwood Forest. It is situated between the B5330, Beacon Road (B591) and Charley Road. It is principally accessed from Charley Road and is in three lots either side of Aldermans Haw.  
(what3words location - ///formed.nightlife.brothers)

The property is easily connected to Loughborough (3 miles), Shepshed (3 miles) and Coalville (4 miles).

## DESCRIPTION

The Land comprises of 9 parcels of arable and pasture land lying to the East of Charley Road accessed by a number of agricultural gates off the public highways. The sale also includes a small attractive woodland spinney (0.40 acres) to the North. The boundaries comprise of stone walls, mature trees, stock fencing and mature hedges.

The Land is classified as Grade III according to the Agricultural Land Classification plans of England and Wales. The land has previously been within a recent arable cropping rotation with some newly established grass leys.

## TENURE

The Land is sold freehold with vacant possession available on completion. The Property is currently subject to a grazing licence until 31<sup>st</sup> March 2025 which will be terminated before completion. There will be no compensation or holdover payment due to the outgoing Licensee.

## VALUE ADDED TAX

Exemption to VAT has not been waived on the site and VAT should not therefore be chargeable on the purchase price.

## METHOD OF SALE

The Land is offered for sale as a whole by Private Treaty as a whole or in lots as per the sale plan included. Other lotting may be acceptable subject to further discussion.

**Offers are Invited** on the Land and all bids should be provided to Mather Jamie Ltd in writing using the details provided.

The Landowner reserves the right to remove the Property from sale at any stage during the marketing period.

## OVERAGE

An overage will be retained by the Vendors. The overage clause will specify that 50% of any increase in value of the land or buildings due to development as a result of a permitted planning consent (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors or their successors in title should such development occur within 30 years from the date of completion. The overage may be able to be triggered on multiple occasions.

## FLOOD RISK ASSESSMENT

The FRA confirms that the site lies within Zone 1 of the EA's Flood Map for Planning (indicating a <0.1% annual probability of flooding). The Land is located within a surface water Nitrate Vulnerable Zone (NVZ).

## ACCESS AND HIGHWAYS

The Land is accessed by a number of agricultural gates off Charley Road, Beacon Road and the B5330 via the public highway. The Land benefits from no public rights of way over the holding, according to Charnwood Borough Council interactive map.

## SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights are included in the Freehold sale so far as they are owned.

## SERVICES

There is evidence of water connections to the Land, subject to Purchasers' further investigations. There is no evidence of an electrical connection.

## 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.

## LOCAL AUTHORITIES

Charnwood Borough Council  
Website: [www.charnwood.gov.uk](http://www.charnwood.gov.uk)  
Tel: 01509 634560

## VIEWINGS

Viewing of the site is strictly by appointment only and parties are advised that neither the Vendor nor Mather Jamie accept any responsibility for the health and safety of individuals when on site. Parties wishing to view should contact the offices of Mather Jamie Ltd. Appropriate Personal Protective Equipment should be worn when viewing the site. All gates must be shut at all times to protect livestock.

## 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:** **Sam Woodhouse**  
**Tel:** 01509 233433  
**E-mail:** [sam.woodhouse@matherjamie.co.uk](mailto:sam.woodhouse@matherjamie.co.uk)

**Contact:** **Robert Cole**  
**Tel:** 01509 233433  
**E-mail:** [robert.cole@matherjamie.co.uk](mailto:robert.cole@matherjamie.co.uk)



Looking South towards Markfield



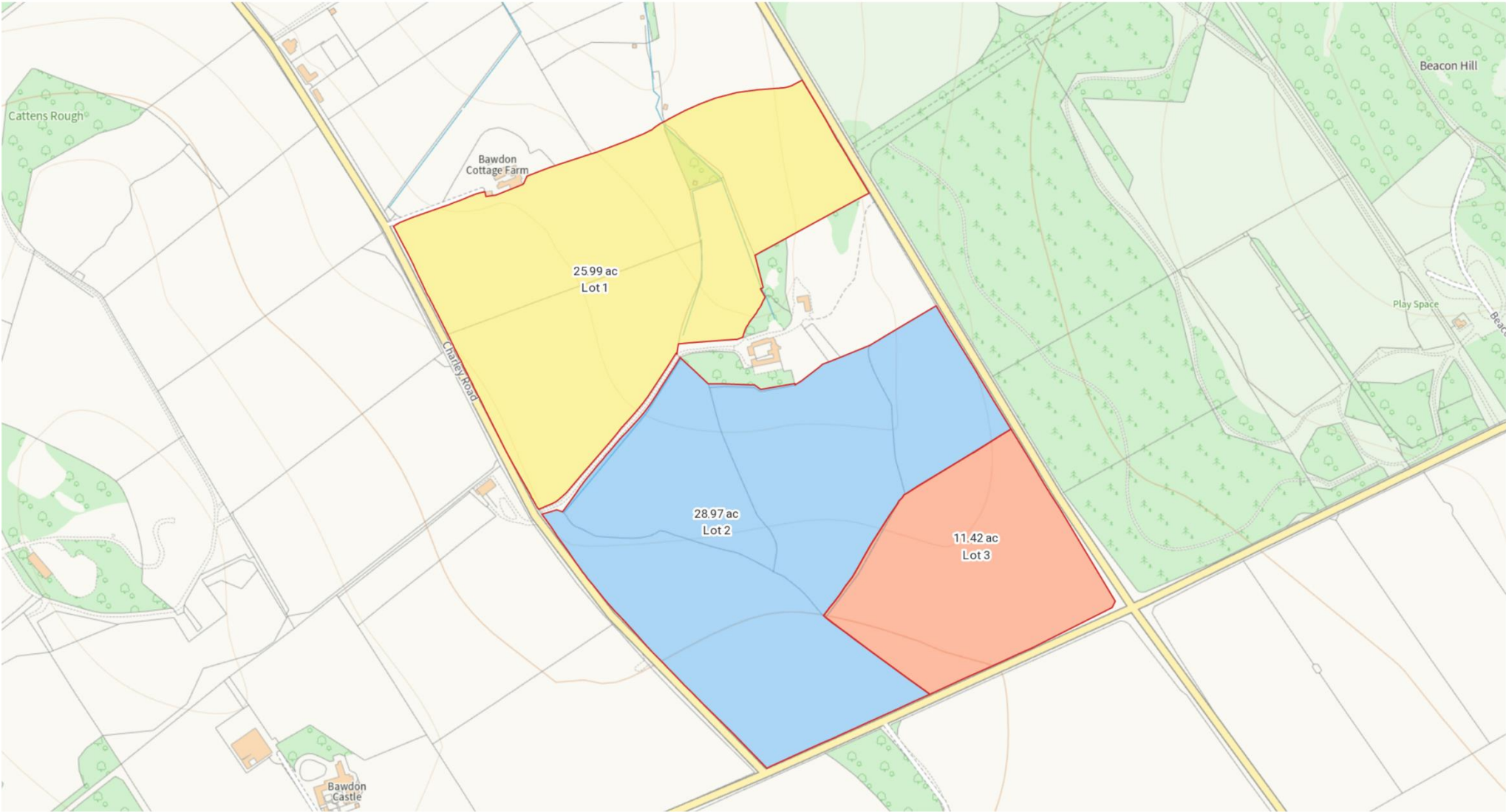
Indicative purposes only

Looking South towards Newtown Linford

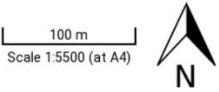




Proposed Lotting – (Other lotting may be acceptable subject to further discussion)

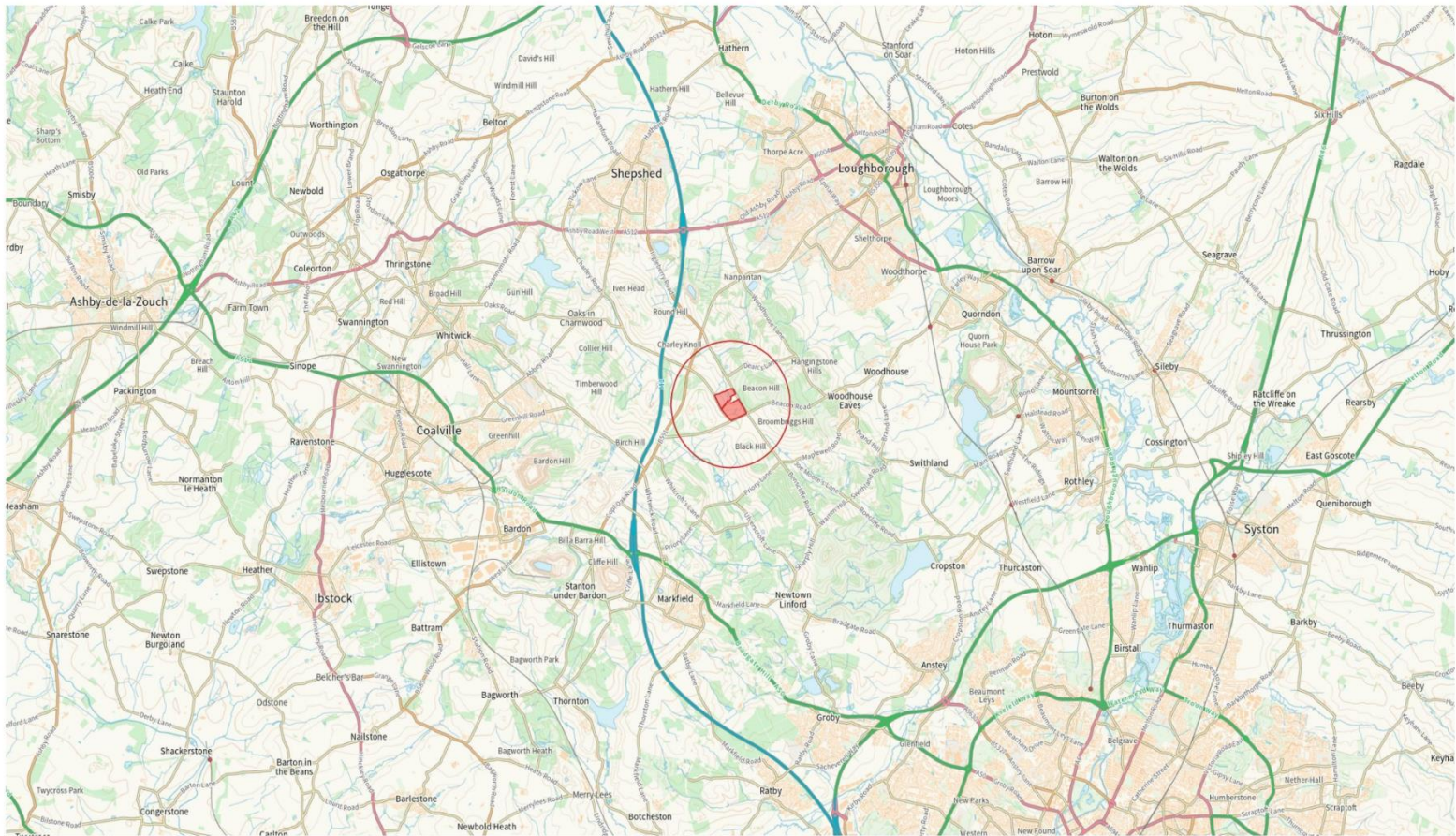


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## Location Plan



Produced on Nov 13, 2024  
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2 km  
Scale 1:120000 (at A4)



## AGENTS' NOTE

For clarification, we wish to inform prospective Purchasers that we have prepared these particulars as a general guide. The plans contained within these particulars are for reference only. The Purchaser shall be deemed to have satisfied themselves as to the description of the Land. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

## 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.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued November 2024.





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