



FOR SALE – Offers over £59,950



**For Sale - 0.8 acres of Agricultural or Amenity Land**  
Land off Benscliffe, Hunts Hill, Newtown Linford, Leicestershire, LE6 0AL

# Land off Benscliffe Road, Hunts Hill, Newtown Linford, Leicestershire, LE6 0AL

An opportunity to acquire approx. 0.8 acres (0.32 ha) of agricultural or amenity land in the Charnwood Forest adjacent to Hunts Hill carpark, Bradgate Park.

## LOCATION

The land is located adjacent to Bradgate Park, Newtown Linford, adjacent to Hunts Hill carpark, close to the villages of Woodhouse Eaves and Ulverscroft in the heart of the Charnwood Forest. It is situated between the Benscliffe road, Warren Hill and Sharply Hill. The Land is accessed via Benscliffe Road from an agricultural access. (what3words location - ///path.tolls.mole)

The property is easily connected to Loughborough (7 miles), Shepshed (7 miles) and Coalville (8 miles).

## DESCRIPTION

The Land comprises of one parcel of pasture land lying to the East of Benscliffe Road accessed by an agricultural gate off the public highway. The boundaries comprise of hedges, mature trees, partly stock fenced and timber gate.

The Land benefits from previously being used for agricultural purposes and has potential for amenity uses in relation to Bradgate Park (subject to planning) with the famous Leicestershire Round walk passing the field entrance.

## TENURE

The Land is sold freehold with vacant possession available on completion.

## 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 of offers over **£59,950** as a whole via Private Treaty.

The Land is open to sensible offers and all bids should be provided to Mather Jamie Ltd in writing using the details provided.

## 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).

## ACCESS AND HIGHWAYS

The Land is accessed by an agricultural gate off Benscliffe Road.

## 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 no evidence of water or electrical connections to the Land.

## 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

Any person may view the site during daylight hours with a copy of these particulars to hand. 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.

## ENQUIRIES

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

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

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

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

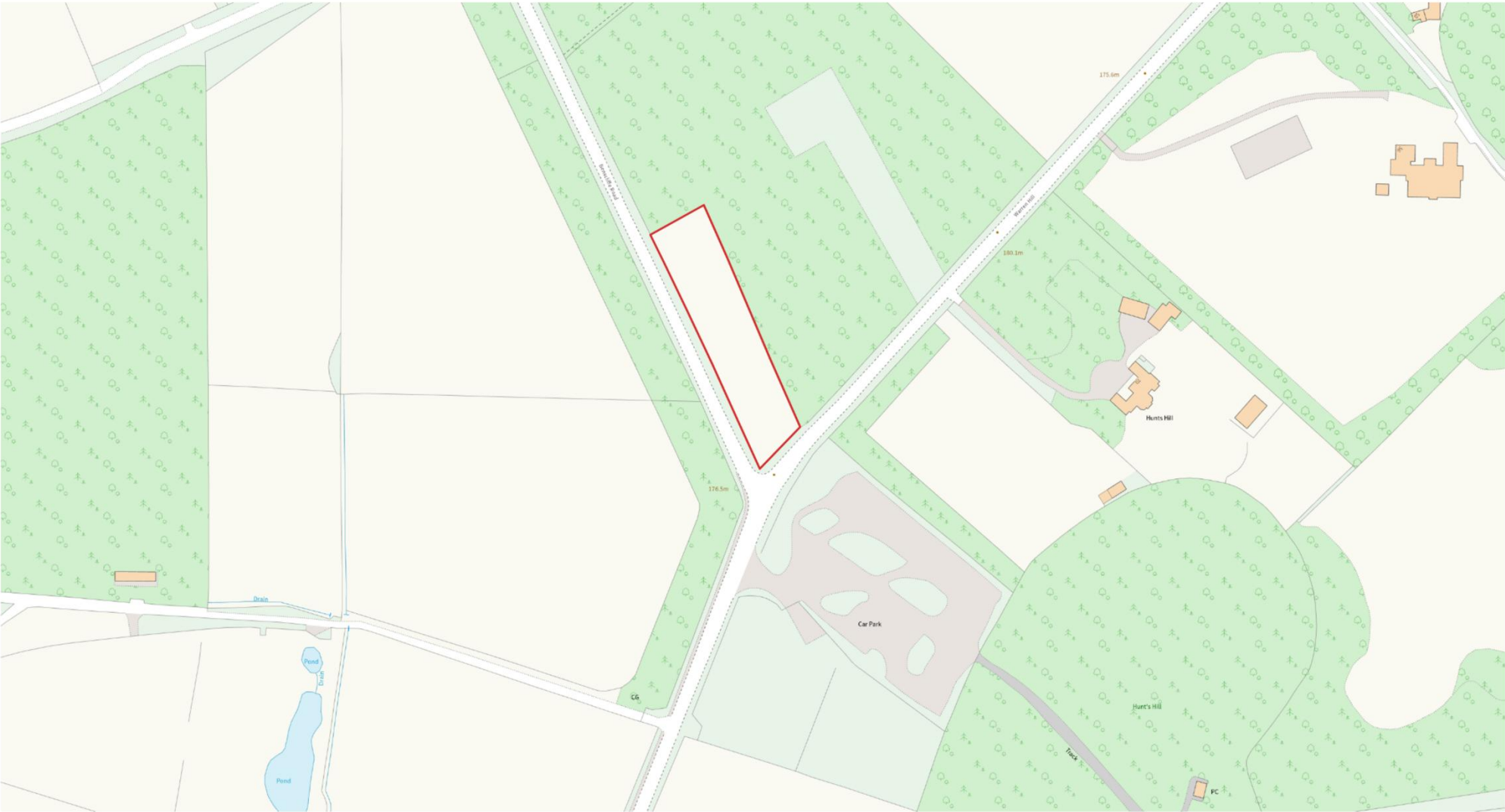
**View of the gateway towards Hunts Hill carpark**



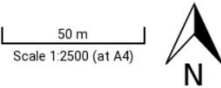
**Looking Southwest towards Markfield**



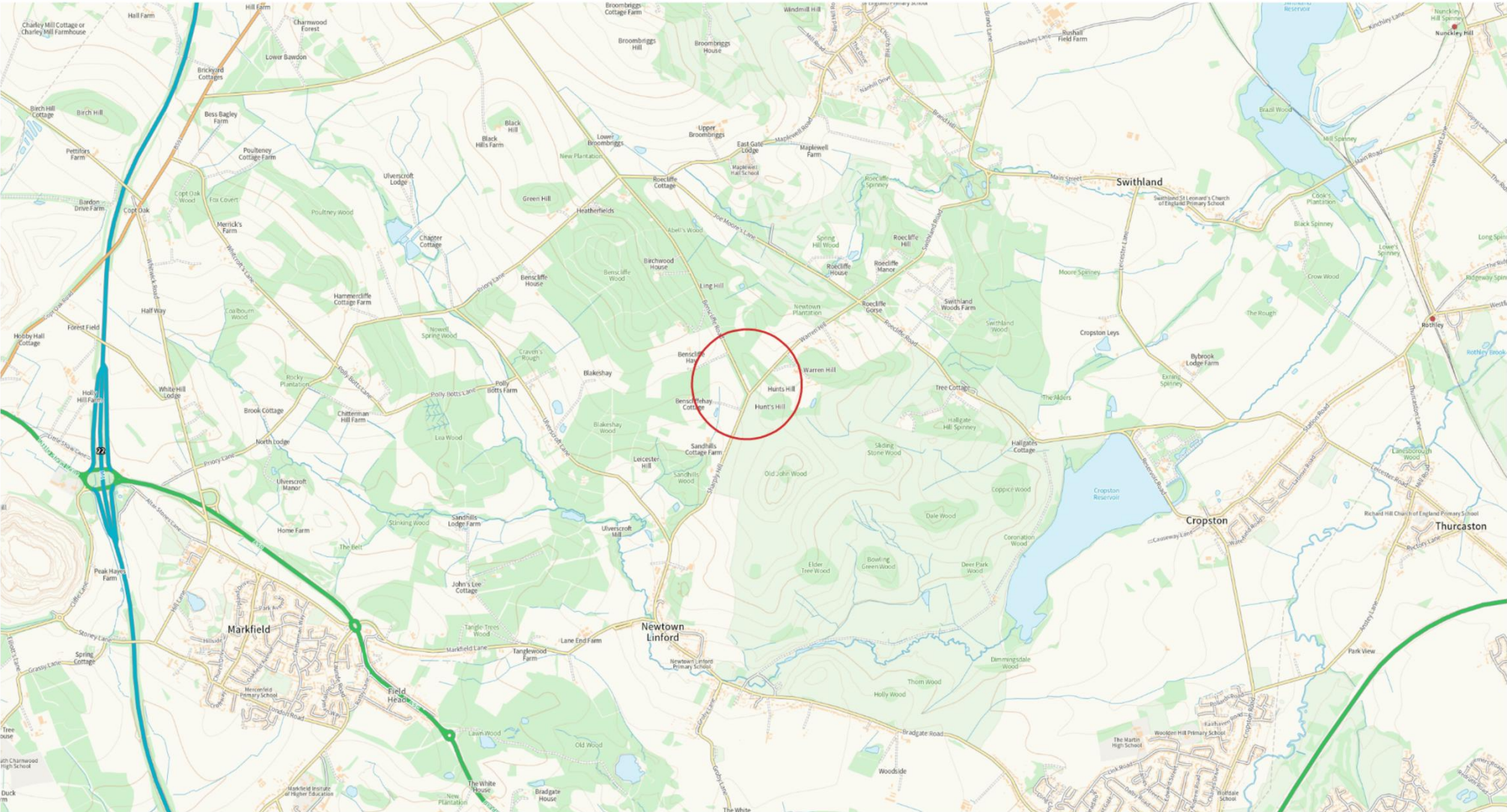
**Looking South towards Old John Tower**



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Location Plan



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