



Woodland to the North of Swepestone Road,
Swepestone, DE12 7HS

HOWKINS &
HARRISON

Woodland to the North of Swebstone Road Swebstone LE67 2RS

Extending to approximately 31.94 acres (12.93ha)

Features

- Well maintained Woodland
- Edge of village location
- In the heart of the National Forest
- Including large open areas

Description

The land is a large block of woodland that extends to 31.94 acres of mature woodland. The woodland comprises a mixture of broadleaved and evergreen trees with open rides, areas of grassland and pathways.

The access is over third party land to the west of the woodland.

The woodland was planted in 2002 as part of a National Forest Woodland Planting Scheme, that has since expired.





Location

The woodland is situated to the North of Swepestone Road on the outskirts of the rural village of Swepestone.

The market towns of Ashby de la Zouch and Market Bosworth are within easy reach offering, retail shops, public houses, restaurants and leisure facilities.

The land benefits from good transport network links with A42 approximately 3 miles to the north.

Travel Distances

- Measham: 2.8 miles
- Ashby-de-la-Zouch: 5.1 miles
- Market Bosworth: 6.2 miles
- Coalville 6.4 mile

Woodland Grant Scheme

The woodland was established under the National Forest Tender Scheme in 2003. The agreement has reached the end of the annual payment period however as per the schemes requirements the land should remain under appropriate woodland management and felling licenses must be applied for the removal of trees.

Purchasers should be aware of the obligations under the agreement and be prepared to take on the management responsibility.

Permissive public access will remain on the land until June 2036

Services

Purchasers should make their own enquiries regarding the location of mains service supplies.

Title, Tenure and Possession

The property is sold Freehold with vacant possession upon completion.

Planning

The woodland sits within the confines of North West Leicestershire – 01530 454545.

Easements, Wayleaves & Rights of Way

There are several permissive tracks throughout the woodland.

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

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 agent in respect of any error, omissions or misdescriptions.

Please note the boundary outline as shown on the photos is for identification purposes only.

The photographs shown here in the brochure were taken in January 2026.

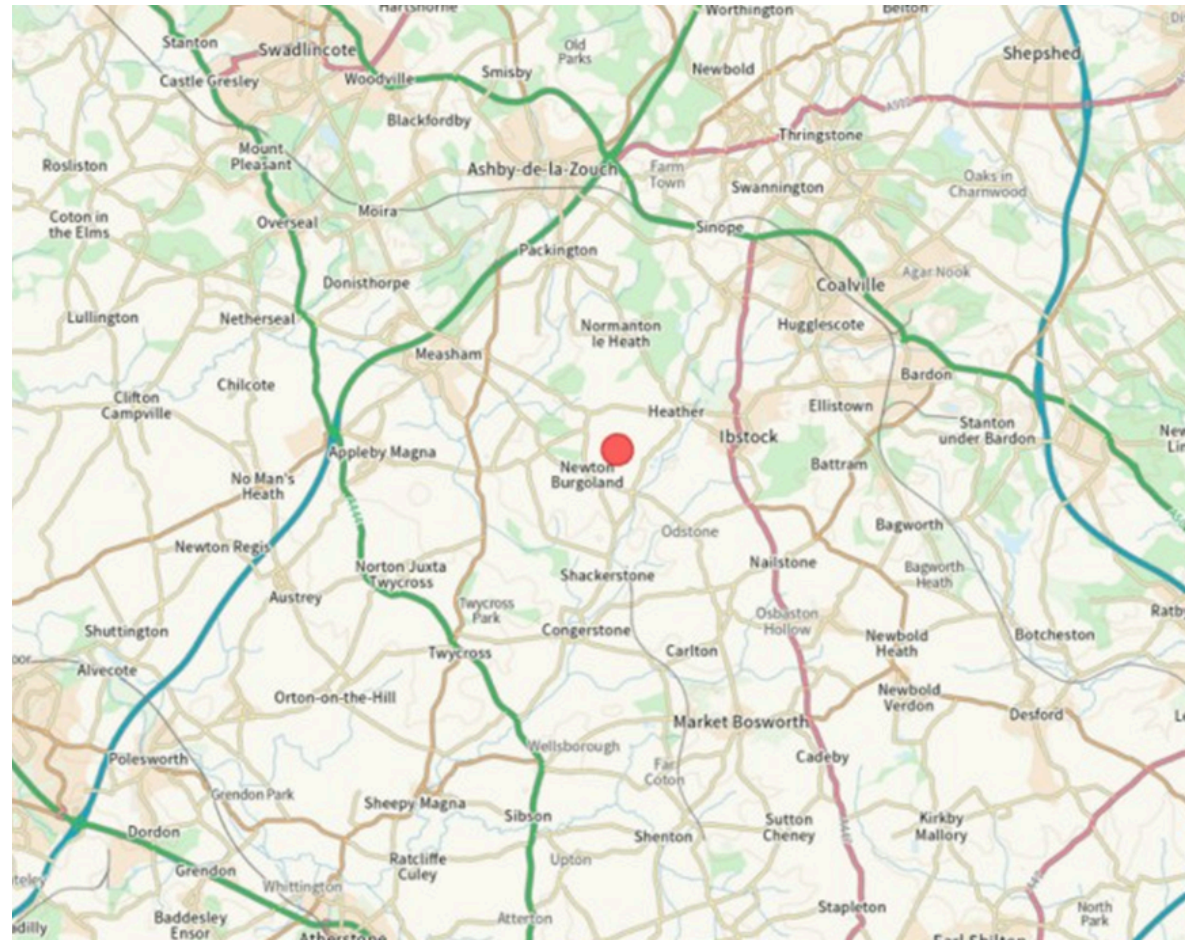
Viewing

Viewings are strictly by appointment only with Gabriella Bennion at Howkins & Harrison, please call direct on 01530 877 977 option 4.

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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