



Approximately 31.60 acres Land off Charley Road,  
Loughborough, LE12 9XJ

HOWKINS &  
HARRISON

# Approximately 31.60 acres Land off Charley Road, Loughborough, LE12 9XJ

A picturesque and productive block of pastureland with road frontage located on Charley Road, south of the B591, near Loughborough.

## Features

- Approximately 31.60 acres (12.79 hectares)
- Productive pasture land
- Road frontage
- Woodland, Environmental and BNG potential

## Situation

The land holds a rural location between Oaks in Charnwood and Woodhouse Eaves in the county of Leicestershire, situated to the south of Loughborough. The land has road frontage to Charley Road which provides vehicular access.

The land benefits from excellent transport network links with the M1 Motorway located approximately 3.2 miles to the North and the A50 approximately 3.2 miles to the South.

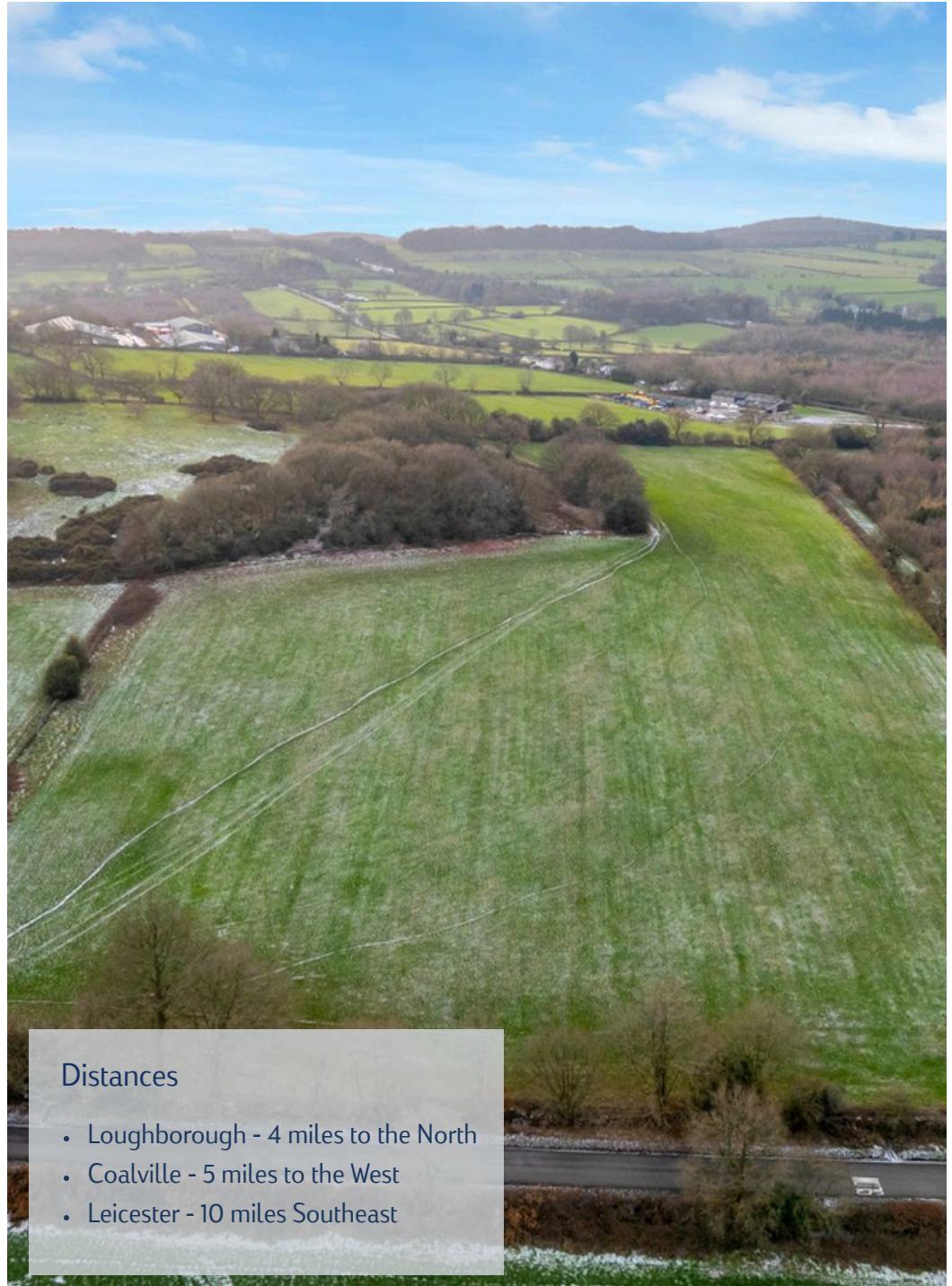
## Description

The land extends to approximately 31.60 acres (12.79 hectares) of productive permanent pasture, currently used for sheep grazing. It is divided into four well-proportioned fields, enclosed by a combination of drystone walling and stock proof fencing.

The land slopes from west to east and benefits from a sheltered mature area of woodland at the top of the hill on the western boundary.

The land is classified as Grade 3 under the Agricultural Land Classification Map for England. The land is not currently entered into any environmental stewardship schemes.

Notwithstanding this, the agent considers that the land holds potential for woodland planting, environmental uses and / or BNG opportunities.



## Distances

- Loughborough - 4 miles to the North
- Coalville - 5 miles to the West
- Leicester - 10 miles Southeast



## Services

Electricity is available nearby. Purchasers should make their own enquiries regarding the location of mains service supplies.

## Wayleaves, Easements & Rights of Way

The land is crossed by a public footpath leading from Charley Road through the northern field parcel.

The land is impacted by low voltage electricity poles and overhead lines.

The land is sold 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.

## Sporting and Mineral Rights

The sporting and mineral rights are included in the sale.

## Overage Clause

The land will be sold with an overage clause which will reserve 20% of any uplift in value attributed to any change of use or planning permission on the land for a period of 30 years.

For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian, environmental or forestry uses, but would for solar, wind or built development.

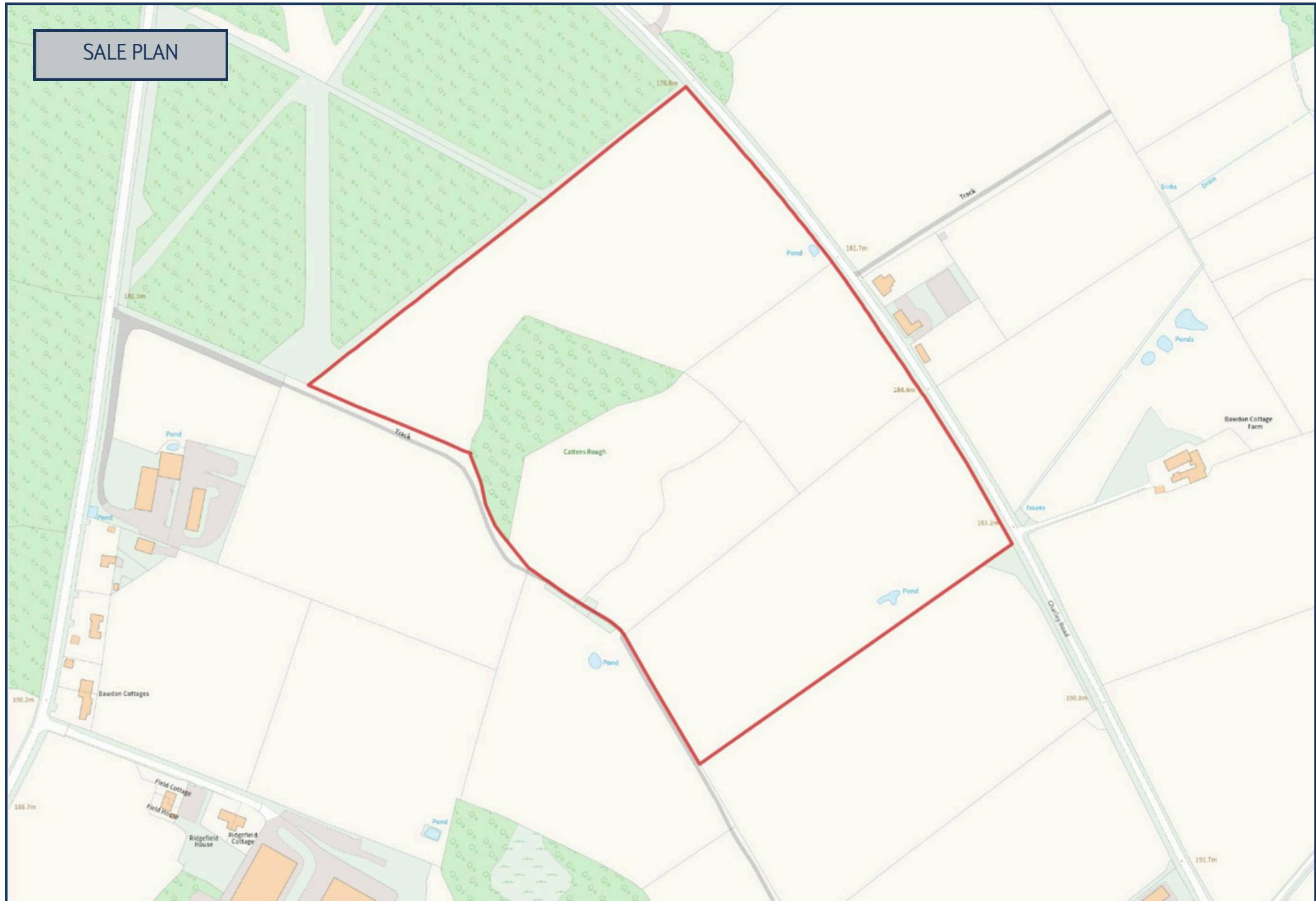
## Tenure

The land is being sold freehold with vacant possession provided upon completion.

## Restrictive Covenant

There is a restrictive covenant on the land that prevents placing a hut, temporary dwelling or caravan on the land unless it is for horticultural or agricultural purposes.

## SALE PLAN



## Local Authority

Northwest Leicestershire District Council  
01530 454545

The agent has not made any enquiries in respect of the site's planning history. All enquiries relating to planning should be directed to the local authority.

## Sale Method

The property is sold via private treaty.

## 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. The plan is for identification purposes only.

## Photographs

The photographs were taken in October 2025.

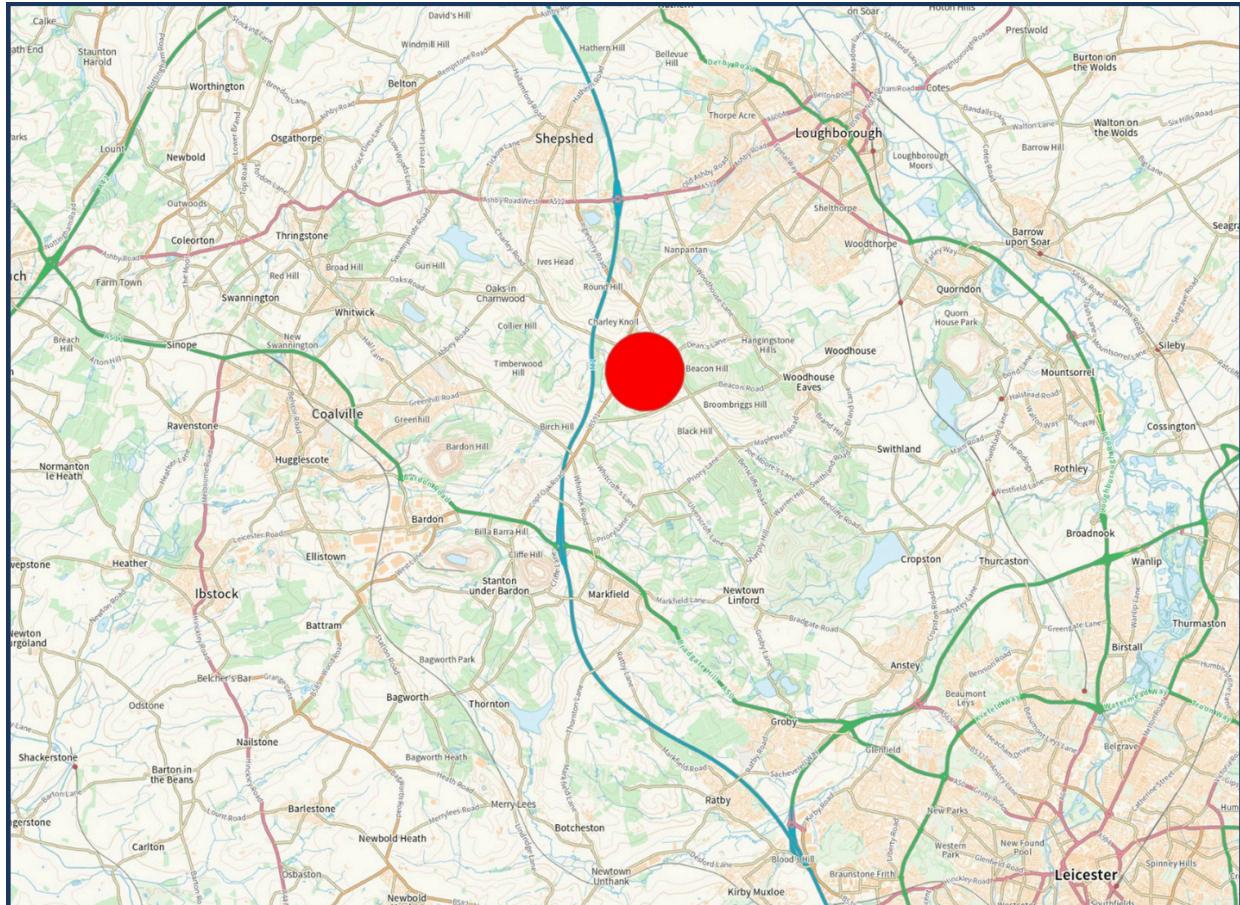
## Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison. Please call Amy Simes on 01530 877977 (option 4) or by email [amy.simes@howkinsandharrison.co.uk](mailto:amy.simes@howkinsandharrison.co.uk).

## Anti Money Laundering Regulations

Under the Money Laundering Directive (S127/692) we are required under due diligence as set out under HMRC regulations to take full identification (e.g. photo ID and recent utility bill) as proof of address. When you are ready to put an offer forward, please be aware of this and have the information available.

To enable us to comply with 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.

 **CONTACT US**

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