



Land off Uppingham Road, Houghton on the Hill, Leicestershire
23.67 acres of agricultural land with strategic development potential

Land off Uppingham Road, Houghton on the Hill

Leicestershire, LE7 9HJ

- Predominantly arable land
- Strategically located immediately adjacent to Houghton on the Hill
- Approximately 23.67 acres (9.58 hectares)
- Road frontage to Uppingham Road (A47)
- Vacant possession on completion

Description

The land extends to approximately 23.67 acres (9.58 hectares) in total and sits to the south of Uppingham Road (A47) conveniently located to the west of the village of Houghton on the Hill. The site lies within the authoritative boundary of Harborough District Council and the topography of the site falls gently towards the southern boundary.

The land is predominantly in arable cultivation with two enclosures fronting Uppingham Road (A47) and a further enclosure of pasture land. The land is enclosed by mature hawthorn hedges and the northern boundary of the land fronts Uppingham Road (A47). The eastern and part of the southern boundary adjoin the built environment of Houghton on the Hill. To the west there is further agricultural land beyond.

The land is classified as Grade 3 according to the Natural England Regional Agricultural Land Classification Maps. The soils may be described as of slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

Location

Houghton on the Hill is located approximately 5 miles to the east of Leicester City Centre and approximately 10 miles north of Market Harborough. The village offers a range of local services including pubs, convenience stores, post office, primary school (OFSTED: Good), pharmacy, tennis club and sports pitches and takeaway food options. The A47 provides a direct link east to Peterborough and beyond to Norfolk and Leicester to the west, the A563 ring road connects to the M1 Motorway network providing access to the north and south.

The site is located within 130 metres of the closest bus stop which provides active direct links to Leicester Bus Station (approximately 21 minutes) and Uppingham (approximately 23 minutes).

The closest railway station is Leicester which connects directly to Nottingham (approximately 23 minutes), Birmingham (approximately 48 minutes) and London (approximately 1 hour 4 minutes).



Tenure & Possession

The land is offered freehold with vacant possession on completion by private treaty. The land is currently subject to an Agricultural Holdings Act Tenancy, but the terms of a surrender have been agreed with the tenant.

Basic Payment Scheme (BPS) and Environmental Schemes

The land is registered for BPS but no entitlements are included within the sale and the income in respect of the 2023 claim year will be retained by the tenant. Purchasers will have to provide indemnity for cross compliance until the end of 2023. The land is not currently entered into any environmental schemes.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights, so far as they are owned, are included within the freehold of the sale.

Wayleaves, Easements and Rights of Way

The land is sold subject to all rights of way, wayleaves and easements whether defined in this brochure or not. There is a high-pressure gas main crossing the land, running parallel to the eastern boundary in a north-south direction. There is also a double pole electricity transformer located on the west boundary of the land. Some rights were reserved to connect into the William Davis development immediately to the south.

Planning

The current Local Plan for Harborough District is the Harborough Local Plan 2011 to 2031 which was adopted in 2019 and completely replaced the Harborough District Local Development Plan Core Strategy 2006-2028 and the retained policies of the Harborough District Local Plan 2001.

Policy SS1 of the Local Plan sets out the spatial strategy and identifies Houghton on the Hill as a Rural Centre. Rural Centres are identified as a focus for rural development capable of sustaining expansion, infill and redevelopment to provide a focus for new housing and employment development in rural parts of the District on a scale which reflects their varied range of services and facilities.

The adopted annual housing requirement is 557 dwellings per year from April 2011 to March 2031. The government adds to this any shortfall of past delivery from 2011, and a 5% buffer which equates to an annual housing requirement of 585 dwellings per annum for the District between 2022/23 and 2026/27.

Overage

The land will be sold subject to an uplift provision which will specify that a percentage of any increase in value due to development (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 a period of years from the date of completion. The uplift will be payable upon implementation or on a future sale with the benefit of planning permission for a non-agricultural use.

The vendors will consider offers on an alternative basis, in order to maximise value.



Local Authority

Harborough District Council
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Adam and Eve Street
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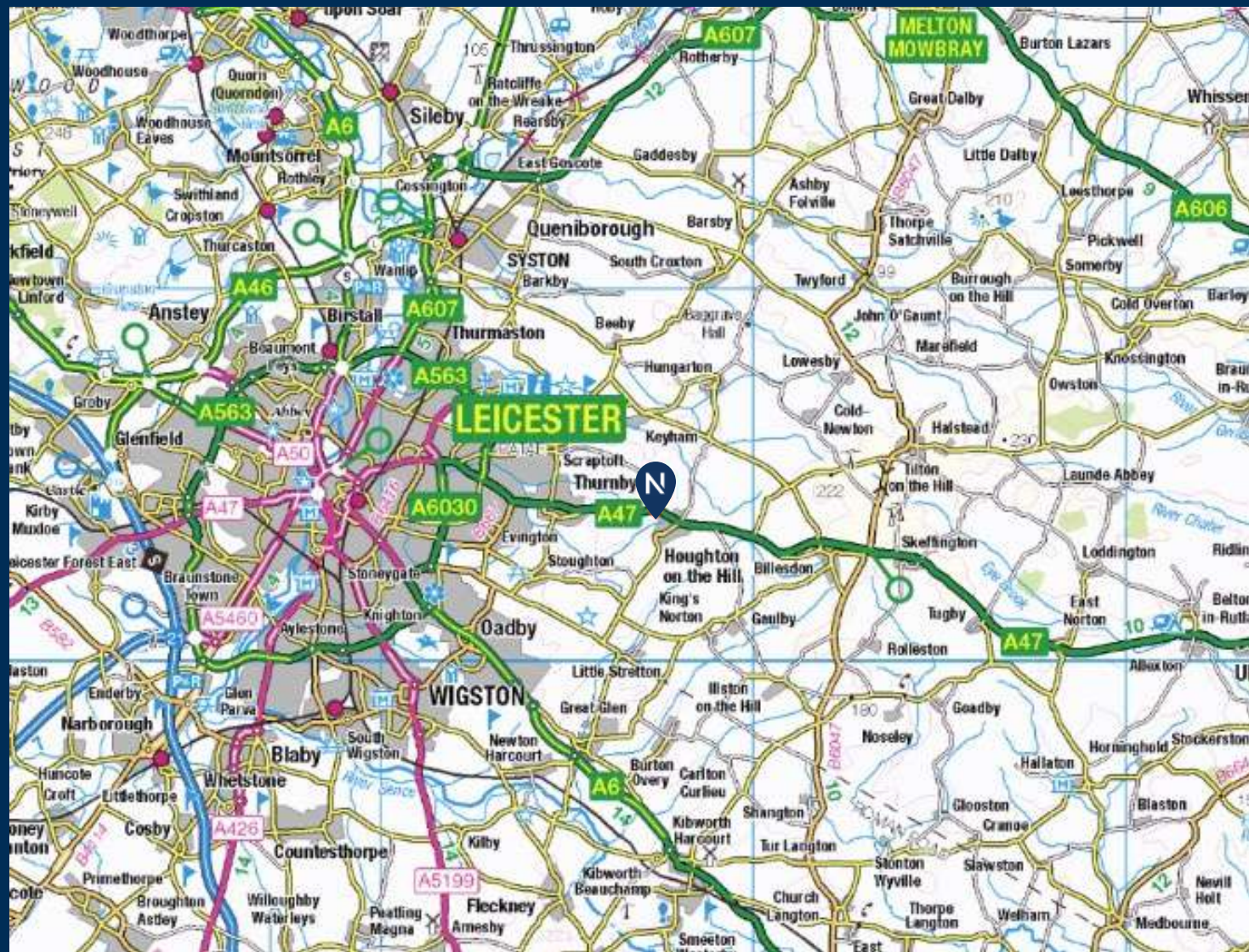
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MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact Newton LDP Ltd and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.