

# EALANE & SONS

CHARTERED SURVEYORS

## TO LET BY TENDER

### PASTURE LAND AND BUILDINGS AT THORPE LANGTON, LEICESTERSHIRE, LE16 7TR



An extremely rare opportunity to rent 146.36 acres (59.22 hectares) of permanent pasture land on a new 5 year Farm Business Tenancy benefitting from long road frontage and several useful buildings for livestock use with the land bordering Bowden Road and the village of Thorpe Langton, Leicestershire

# LAND AT THORPE LANGTON, LEICESTERSHIRE

## Description

The land comprises 146.30 acres (59.21 hectares) of permanent pasture with two ranges of farm buildings fronting Bowden Road in the sought after area of Thorpe Langton, Leicestershire.

The land benefits from a mains water supply together with stockproof fencing around the perimeter and the land is of good feeding quality.

The buildings comprise two blocks situated in fields 9950 and 9694 respectively including 3 bay Dutch Barn with lean-to each side, two pole barns with adjoining outside cattle yard and a 3 bay Dutch Barn with lean-to's. Both sets of buildings offer concrete aprons to the front with hardcore tracks leading from Bowden Road. Additionally, there is a traditional stone built open fronted barn located in field 9543.

## Viewing

On foot only at any reasonable time with a copy of these particulars.

## Letting

The land will be let on a new five year Farm Business Tenancy as from 31st January 2025 with the rent payable half yearly in advance.

## Method of Letting

The land is to be offered to Let by Tender and applicants are invited to submit offers for the land by the closing date.

1. Applicants should complete the tender form attached.
2. Please send completed tender form together with proof of identity and address to comply with Money Laundering Regulations by 12 noon on Wednesday 18th December 2024 via post or email to [graham@ealane.com](mailto:graham@ealane.com).
3. Tenders should be for a sum certain and expressed in pounds sterling.
4. The Owner reserve the right not to accept the highest or indeed any Tender.

## Schedule

| Description  | Acres         | Hectares     |
|--------------|---------------|--------------|
| SP 7392 9543 | 7.97          | 3.23         |
| SP 7392 9122 | 8.06          | 3.26         |
| SP 7492 0727 | 7.34          | 2.97         |
| SP 7391 8490 | 28.02         | 11.34        |
| SP 7491 0290 | 15.20         | 6.15         |
| SP 7391 7854 | 11.32         | 4.58         |
| SP 7391 9950 | 2.44          | 0.98         |
| SP 7391 8628 | 50.49         | 20.43        |
| SP 7391 6708 | 4.38          | 1.77         |
| SP 7390 9694 | 11.14         | 4.51         |
| <b>Total</b> | <b>146.36</b> | <b>59.22</b> |

## Specific Terms

The Tenant shall register with the appropriate water company and pay for all water consumed on the property from the start date of the Tenancy.

All maintenance of the stock proof fences, hedges and gateways shall be the liability of the Tenant.

The land shall remain as permanent pasture.

The Tenant shall be allowed to apply for any relevant Scheme / Grants applicable to the land subject to the Landlords consent.

The land will be let under the standard terms of a Farm Business Tenancy and shall commence on the 31st January 2025.

The rent shall be paid half yearly in advance.

## Contacts

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