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01727 817479

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LAND FOR SALE IN MARKFIELD, LEICESTERSHIRE

LAND OFF THORNTON LANE, MARKFIELD, LEICESTERSHIRE, LE67 9RP

GRAZING LAND FOR SALE WITH PADDOCK POTENTIAL, WELL SITUATED
NEAR THORNTON, COALVILLE, LEICESTER AND THE M1 MOTORWAY



An opportunity to purchase up to 16.66 acres of mature pasture land for sale in the beautiful Leicestershire countryside. The land is available as one lot suitable for grazing your horse or livestock with superb paddock potential.

The site benefits from roadside access where a level, well drained track leads from the main road into the site, gated at both entrances. This provides the site with added security and easy access away from the traffic on the main road. A further track has been laid from the second gate to make vehicular access easier.

The site is securely bordered by mature natural hedgerows and stock proof fencing with a water trough. Supplies to other areas can be easily connected from this.

The site is superbly located, bordered by the M1 and on the outskirts of the charming dormitory village of Markfield in Leicestershire. Markfield is situated within the National Forest providing a beautiful backdrop to this ideal pasture land location. Local amenities can be accessed within the village centre or a wider choice within a short drive to Leicester town centre.

The site is available freehold as a whole.

Lot A: 16.66 acres **SOLD**

TRAVEL

- ◆ 0.8 miles to the A50
- ◆ 2.5 miles to Junction 22 of the M1
- ◆ 3.3 miles to the A46
- ◆ 7.1 miles to Leicester Railway Station *
- ◆ 10.7 miles to East Midlands International Airport

* 1 hour 15 mins to London St Pancras

LOCATION

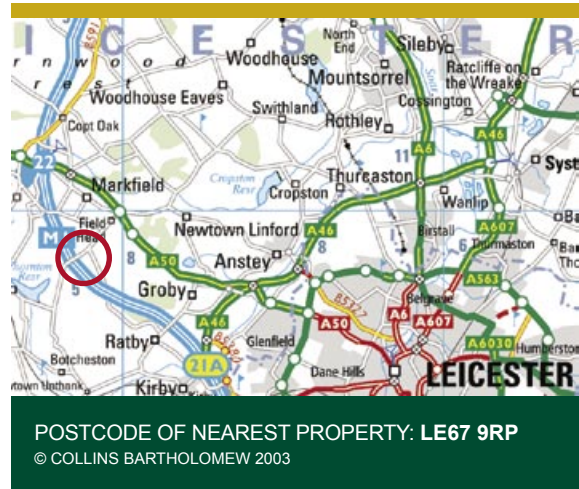
- ◆ 1.6 miles to Thornton
- ◆ 1.8 miles to Stanton Under Bardon
- ◆ 2.4 miles to Ratby
- ◆ 2.5 miles to Groby
- ◆ 6.8 miles to Leicester
- ◆ 6.8 miles to Coalville
- ◆ 7.3 miles to Loughborough

The site is situated off Thornton Lane, on the outskirts of Markfield in Leicestershire. Markfield is a commuter village in the Hinckley and Bosworth district and boasts large areas of countryside such as the Hill Hole Nature Reserve and the National Forest.

The village itself homes a few convenience stores, however, the more developed towns of Leicester and Coalville with busy shopping centres can be accessed easily.

The nearest train station is located in Leicester which provides direct services to London St. Pancras International; new home of the Eurostar. The M1 is accessible within 2.5 miles where travel into London to the south and Leeds to the north. The M1 also provides access to the M69 through Leicester town centre direct to Coventry.

One of the main attractions to the area is the location of the National Forest. This stretches through the Midlands taking root in the heart of England across Derbyshire, Leicestershire and Staffordshire. Markfield is situated within the National Forest which provides 700 miles of paths to explore, the gentle undulating landscape is perfect for walking, cycling and horse-riding.



METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

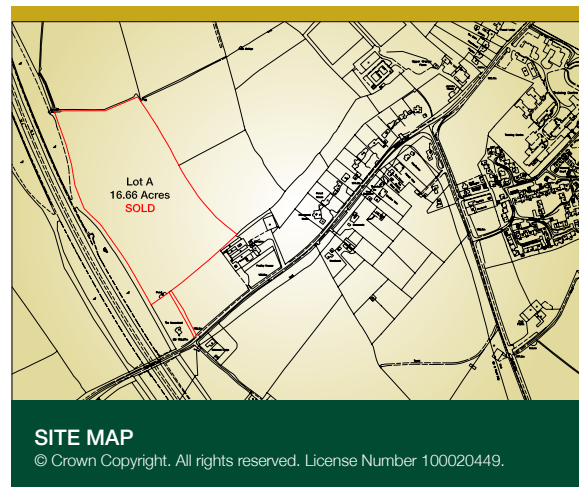
LOCAL AUTHORITY

Hinkley & Bosworth District Council
Council Offices
Argents Mead, Hinkley
Leicestershire
LE10 1BZ

Leicestershire County Council
County Hall
Glenfield, Leicester
Leicestershire
LE3 8RA

VIEWING

To arrange a site visit, please call 01727 817479 or email enquiries@vantageland.co.uk.



THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

ACCESS

The site benefits from gated road frontage onto Thornton Lane. The site is secured from the main road via a level track which has a second gate before entering the site.

This track has been greatly improved with high quality stone to provide a good hard surface and better drainage.

Furthermore, a new track has been laid, comprising of two 1 metre, well drained, high quality stone tracks.



Improved, secure level track leading into the site

PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.

EQUESTRIAN

The beautiful rural surroundings of Markfield and the local villages create the perfect location for equestrian activity.

The Markfield Equestrian Centre accommodates the current local horse enthusiast with shows that are held regularly throughout the season.

The site's perfect location within the National Forest provides access to bridleways within beautiful surroundings.



The land has great paddock potential

LAND VALUES

According to the latest RICS rural land market survey (28 July 2008), land prices in the East Midlands increased by 61% in the past year.

This is 14% higher than the average growth in the UK as demand for land in this region continued to increase.



Western boundary bordered by the M1 motorway



A beautiful backdrop to this ideal pasture land