



# Railway Paddock

Hallaton, Market Harborough, Leicestershire, LE16 8FH.

**STRUTT  
& PARKER**

an ebsco company

A well-located parcel of pastureland in the heart of the Leicestershire Countryside

Railway Paddock is situated to the south of Hallaton village, to the west of Medbourne Road. The nearby Market towns of Uppingham, Market Harborough and Oakham offer a variety of retail, leisure and commercial services.

3.97 ACRES

FOR SALE  
AS A WHOLE  
£75,000

Uppingham 6 miles, Market Harborough 9 miles, Oakham 10 miles

The farmland

The land consists of ridge and furrow permanent pasture with direct access from Medbourne Road. The field is enclosed by stockproof fencing and mature hedgerows. The land is classified as Grade 3 according to the Agricultural Land Classification of England & Wales, making it good to moderate quality agricultural land. The soil is within the Ragdale series characterised by heavy clay texture, slow permeability and moderate fertility.

The land has been farmed under organic management in recent years and the appropriate records can be viewed on request to the vendor’s agent.

General

Method of sale

The land is offered for sale as a whole by private treaty.

Tenure

Railway Paddock is available with vacant possession upon completion

Services

The land has a mains water connection. No other mains services are believed to be connected to the land.

EPCs and Council Tax

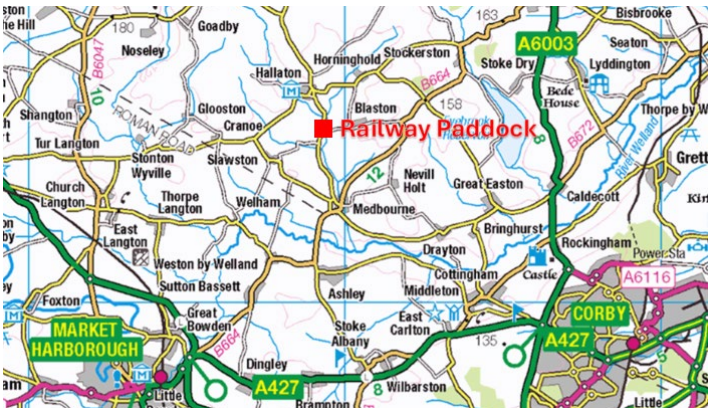
Due to the nature of the property EPC’s are not required and Council tax is not paid on the current use of the property.

Environmental Schemes

Railway Paddock is entered into a Mid-Tier Countryside Stewardship agreement scheme with effect from 1st January 2024, for a five-year term which is due to expire on 31st December 2028. The options include; permanent grassland with very low input and organic land management – unimproved permanent grassland.

Option Code	Option	Current Payment Rate – Administered by the Rural Payments Agency
GS2	Permanent grassland with very low inputs (outside SDAs)	£151/ha
OT2	Organic Land Management – unimproved permanent grassland	£36/ha

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any Countryside Stewardship payments payable up to completion. Further details are available from the vendor’s agent.



Wayleaves, covenants and rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage and water supplies, together with all other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. The land will be sold subject to a restrictive covenant restricting the use to agricultural and equestrian use only.

Basic Payment Scheme

The vendor will retain any scheme payments payable up to completion. De-linked payments from BPS are not included in the sale.

Planning

Prospective purchasers are advised that they should make their own enquiries of the local planning authority in respect of all planning matters.

Designations

The land is not subject to any designations.

Sporting, timber and mineral rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local authority

Harborough District Council (01858 828282) ; Leicestershire County Council (0116 232 3232).

Solicitors

Philip J Hammond & Sons Solicitors, 47 Friar Lane, Leicester, LE1 5QX

Viewing

Strictly by confirmed appointment with the vendor’s agents, Strutt & Parker in Stamford 01780 484040.

Directions

LE16 8FH- From Market Harborough, take the B664 towards Medbourne. Once in Medbourne, turn left onto Hallaton Road. After approximately 1.7 miles the paddock access is on the left-hand side.

Health and safety

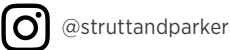
Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

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