



Woodland / Amenity Land at South Croxton, Leicestershire – about 2.15 acres

 **Shouler & Son**
Land & Estate Agents, Valuers & Auctioneers

Woodland / Amenity Land at South Croxton, Leicestershire

A predominately Ash dominated plantation with gated vehicular access off Kings Lane.

Syston 5 miles, Melton Mowbray 8 miles,
Leicester 9 miles

About 2.15 acres

For sale as a whole by Informal Tender.

Deadline 12 noon on Friday, 24th July, 2026

Guide Price of £25,000

Situation

The land is located south east of the village of South Croxton with gated vehicular access directly off Kings Lane.

The Land

The land extends to approximately 2.15 acres and predominantly comprises of an Ash dominated plantation. To the southern extent, the land opens into a vegetated area of scrub, creating a varied habitat. The property also encompasses part of the Queniborough Brook, which adds to both its environmental interest and amenity value. The property also encompasses part of the Queniborough Brook, which adds to both its environmental interest and amenity value. Part of the land is subject to a Tree Preservation Order (TPO) protecting the Ash dominated woodland and consent from the local authority would be required for any works to the trees.

Tenure

Freehold with vacant possession on completion.

Method of Sale

The land is offered for sale by informal tender on the following terms:

1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray LE13 1QF no later than 12 noon on Friday 24th July, 2026. Late tenders will not be considered. Tenders may be submitted by email to: t.harris@shoulers.co.uk or a.anderson@shoulers.co.uk
2. Tenders should be submitted on the Tender Form in writing and placed with a sealed envelope marked "Woodland at South Croxton FAO Tim Harris". All tenders must be made by a named Buyer with their full home address, telephone number and email address provided as well as details of the solicitor acting. The Tender Form is available from Shouler & Son, the Seller's agent.
3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids. No escalating tenders, linked tenders or tenders made with reference to others will be considered. No tenders will be considered that are subject to obtaining planning permission.
4. The seller does not undertake to accept the highest or indeed any tender made.
5. Tenders must be accompanied with evidence of finance or funds for the purchase.
6. Tenders are invited for the land using the Tender Form available on request from Shouler & Son, the Seller's agent.

Services

There are no services connected to the land.



Easements, Covenants & Wayleaves

We are not aware of any easements, covenants, or wayleaves; however, the land is sold subject to any that may exist.

A public footpath runs through the land from Kings Lane.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale in so far as they are owned, subject to the provisions of the Tree Preservation Order (TPO).

Local Authority

Charnwood Borough Council (District Council) www.charnwood.gov.uk

Leicestershire County Council (County Council) www.leicestershire.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, 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.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

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