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# LAND FOR SALE IN CROPSTON, LEICESTERSHIRE

LAND ON BRADGATE ROAD, CROPSTON, LEICESTER, LE7 7HT

INVESTMENT LAND FOR SALE WELL SITUATED NEAR THURMASTON,  
LEICESTER, LOUGHBOROUGH, A46 AND THE M1 MOTORWAY



This site comprises of approximately 3 acres of arable land for sale with investment potential due to the adjacent housing and its prime location on the outskirts of Leicester.

The land benefits from gated access and is available freehold as a whole or in 2 good sized lots that have the potential for paddock conversion.

Cropston is a desirable and affluent village in Leicestershire, between Leicester to the south and Loughborough to the north. It acts as a commuter village for surrounding towns and villages.

Leicester's surrounding towns and villages are expected to benefit from the regeneration of the thriving city centre to strengthen the areas economy.

The site is available freehold as a whole or in lots.

Lot A: 1.40 acres      SOLD  
Lot B: 1.51 acres      SOLD

## TRAVEL

- ◆ 1.4 miles to the A46
- ◆ 2.2 miles to the A6
- ◆ 3.8 miles to Sileby Train Station \*
- ◆ 4.4 miles to Junction 21a of the M1
- ◆ 11.1 miles to East Midlands International Airport

\* Journey Times: 8 mins to Loughborough; 15 mins to Leicester; 1 hr 35 mins to London St Pancras

## LOCATION

- ◆ 0.8 miles to Thurmaston
- ◆ 1.8 miles to Anstey
- ◆ 2.1 miles to Mountsorrel
- ◆ 2.9 miles to Birstall
- ◆ 3.8 miles to Thurmaston
- ◆ 4.3 miles to Markfield
- ◆ 4.8 miles to Leicester
- ◆ 5.1 miles to Loughborough

Leicester is less than 5 miles south of Cropston and is the largest city in the East Midlands and the 10th largest in England.

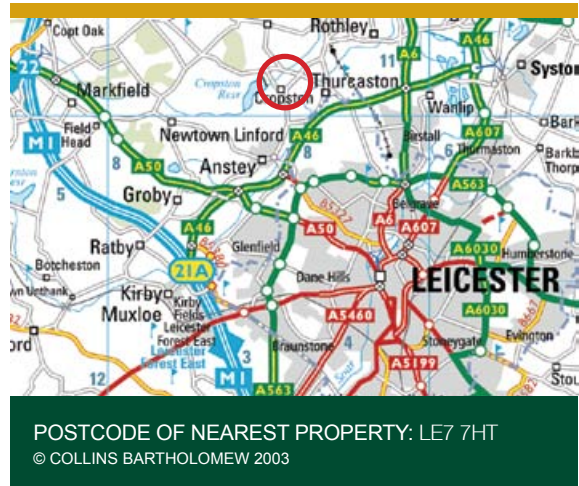
There are a number of major developments on the horizon implemented by the Leicester Regeneration Company to strengthen the city's economy.

Loughborough, the largest town in Leicestershire, is to the north. Its University campus attracts a large population from nearby towns and villages due to its academic success.

Excellent transport links are provided by the A46, Leicester Western Bypass, providing a fast link to the M1 connecting the site with London and Leeds.

Cropston is home to a number of local shops providing the essentials and there are many surrounding towns and villages close by offering further amenities.

The village borders Cropston Reservoir to the west, which provides many picturesque walks and bridleways close to the water's edge.



Situated in the heart of Charnwood Forest, Cropston offers many country walks and pursuits and is part of the National Forest.

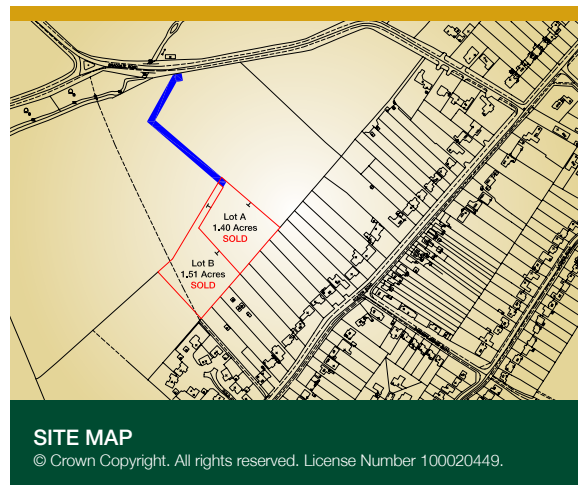
Located within Charnwood Forest is Bradgate Park, Leicestershire's largest and most popular country park. It covers 850 acres and boasts a deer park and vast areas of heathland.

Anstey is a large village less than 2 miles from the site. It is a combination of traditional village and industrial town and the site of a number of house-building schemes in recent years, increasing the village's population significantly.

Further development in the area can be seen in the nearby villages of Birstall & Thurmaston, due to their prominent locations North of Leicester.

## METHOD OF SALE

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



### THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances 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.

## HOUSING

Cropston and the surrounding villages are desirable places to live for commuters to the larger towns. This has resulted in an increasing population and development in the area.

In Anstey, there are plans to build 47 new homes reaching from Bradgate Road to the top of Link Road.

Furthermore, a new housing development has commenced in nearby Birstall, occupying land to the west of the A6 between North Birstall and the A46.

The development will consist of up to 900 properties including schools, shops, offices, industrial units and a fire station.

## PLANNING

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

## LOCAL AUTHORITY

Charnwood Borough Council  
Southfield Road  
Loughborough  
LE11 2TX

Leicestershire County Council  
County Hall  
Glenfield  
Leicester  
LE3 8RA

## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

## LAND VALUES

English farmland values rose by 3% in the fourth quarter of 2009 taking annual growth to 6.8%, according to the latest results of the Knight Frank Farmland Index.

Farmland prices increased by 164% during the last decade, compared with growth of 37% for prime country houses, 113% for prime residential property in Central London and a 22% drop in the value of the FTSE 100 share index.

The amount of farmland publicly advertised for sale in 2009 fell by almost 30% and this shortage of supply is helping to push up values as demand remains buoyant.

**Farmland values are predicted to continue increasing this decade and could double in value again.**

## ACCESS

The site benefits from gated access off Bradgate Road through an 8 metre easement (shown blue on the site plan).

