

Land at High Cross



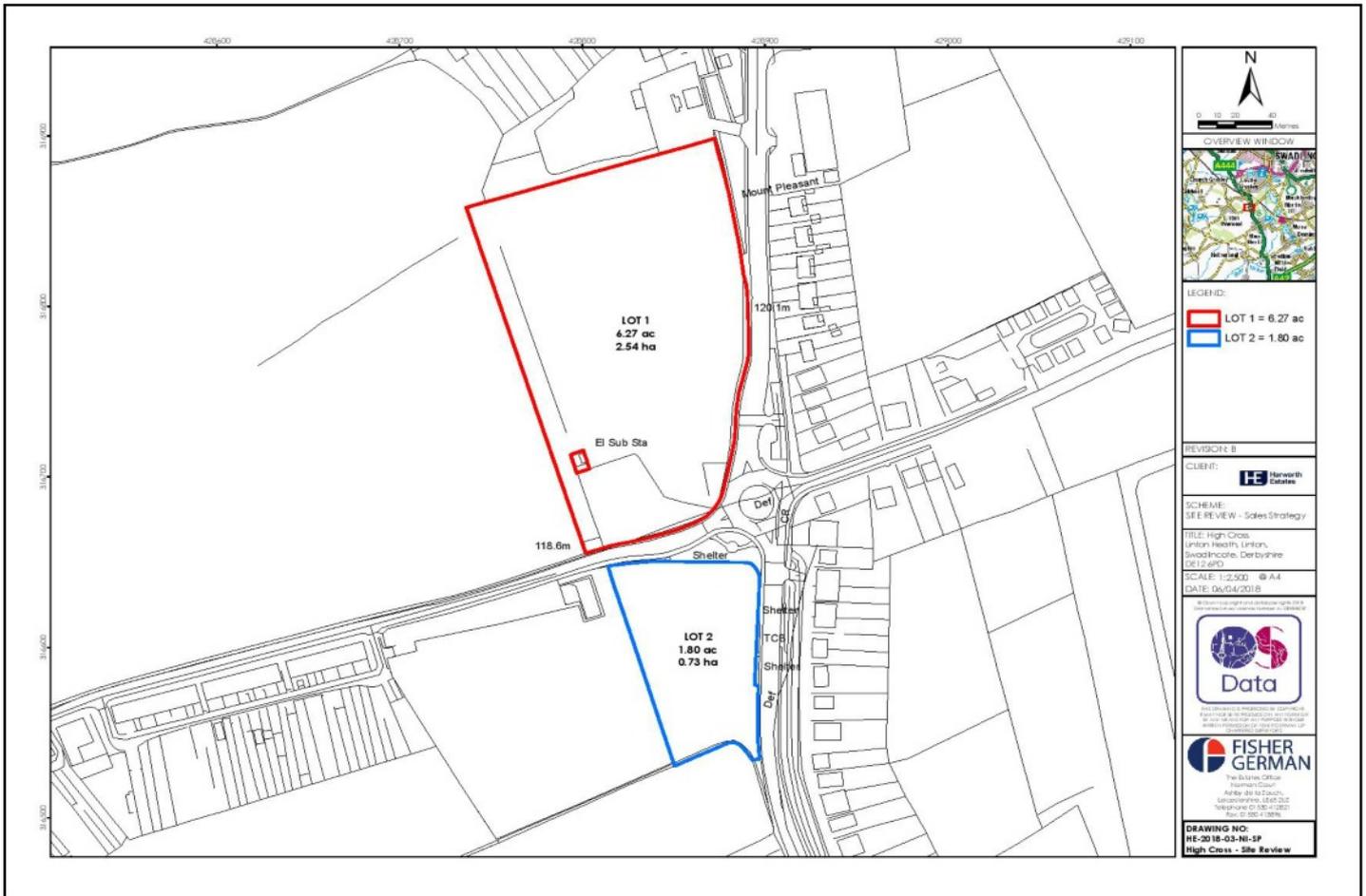
Linton Heath
Linton
Derbyshire

Land at High Cross

Linton Heath, Linton, Swadlincote, Derbyshire, DE12 6PD

Approximate distances:

- Swadlincote 2.3 miles
- Ashby de la Zouch 4.7 miles
- Burton upon Trent 6.1 miles
- M42 Junction 11 4.9 miles



Approximately 8.07 acres (3.26 hectares) of land currently in agricultural use with frontage onto the A444 (High Cross/Burton Road). Suitable for agricultural, equestrian or amenity use and with development potential - all subject to achieving any necessary consents.

Description

Lot 1 - Approximately 6.27 acres (2.54ha)

Lot 2 - Approximately 1.80 acres (0.73ha)

The two lots each benefit from access onto Linton Heath, and dual road frontage onto both Linton Heath and the

A444. The land is conveniently located just off the roundabout, adjacent to existing residential and commercial developments.

Wayleaves, easements and rights of way

Two overhead lines with associated poles cross the land and are positioned by way of a wayleave. There is a water supply pipe, positioned by way of an easement, near to the northern boundary of Lot 1.

The electricity substation is owned by a third party and is excluded from the sale. Both the owner of the substation and the adjacent landowner to the west of Lot 1 benefit from rights of way along the access track.

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

Services

We are not aware of any services connected to the land.

Tenure and possession

The land is offered for sale freehold subject to a fixed short-term Farm Business Tenancy with a passing rent of £650 per annum, expiring on the 30th September 2018.

Basic Payment Scheme

We understand that the land is registered on the Rural Land Register. Basic Payment Scheme Entitlements are not available. It is understood that the land is not subject to any agri-environmental schemes.

Sporting and mineral rights

We understand that sporting rights are included. The mineral rights are owned by a third party and therefore excluded from the sale.

Planning

For any enquiries regarding planning please consult the local planning authority directly - South Derbyshire District Council 01283 595795.

Overage clause

The property is sold subject to an overage clause whereby 50% of any uplift in value on implementation or sale following the issue of a planning permission for uses other than agriculture and equestrian will be payable to the Vendor. The clause is to run for a period 25 years.

Overage is to be secured by a restriction on the registered title and legal charge.

Plans schedules and boundaries

The plans and schedules within these particulars are based on Ordnance Survey data and are provided for reference only. They are believed to be correct, but accuracy is not guaranteed. The purchasers shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendors' nor their agents will be responsible for defining the boundaries or the ownership thereof.

Directions

From the M42 junction take the exit onto the Acresford Road (A444), and continue along this road for just over 4 miles until reaching a roundabout. Take the first exit onto Linton Heath and the land can be found on both the left and right-hand sides of the road, directly off the roundabout. The land will also be indicated by the agent's 'For Sale' boards.

Viewings

May be carried out during daylight hours when in possession of a copy of these sales particulars and having registered with Fisher German's agency department:

Telephone: 01530 410840

Email: ashbyagency@fishergerman.co.uk

Particulars and photographs prepared April 2018.



