



Land at Barr Lane, Hinckley Lane and Basin Bridge Lane,  
Higham on the Hill, Nuneaton, CV13 6AN

HOWKINS &  
HARRISON

# Land at Barr Lane, Hinckley Lane and Basin Bridge Lane, Higham on the Hill, Nuneaton, CV13 6AN

Approximately 64.24 acres of  
productive arable land, temporary  
pastureland, and woodland on the  
edge of Higham on the Hill, available  
in three lots.

## Features

- Lot 1 – 48.21 acres of arable and temporary pastureland
- Lot 2 – 15.09 acres of arable land
- Lot 3 – 0.94 acres of woodland
- Grade 2 and 3 land





## Description

Lot 1 extends to approximately 48.21 acres of arable and temporary pastureland split into six parcels. The land is classified as Grade 3 on the Agricultural Land Classification Map and according to The Soil Map of England and Wales, the soil is a clayey and loamy soil of the Ragdale series.

Lot 2 comprises a single parcel of arable land extending to approximately 15.09 acres. The land is classified as Grade 2 on the Agricultural Land Classification Map and according to The Soil Map of England and Wales, the soil is a clayey and loamy soil of the Ragdale series.

Lot 3 comprises a single parcel of woodland with mature deciduous trees, extending to approximately 0.94 acres.

## Overage Clause

The land will be sold with an overage clause which will reserve 25% of any uplift in value attributed to any change of use or planning permission on the land for a period of 25 years. For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian or forestry uses.

## Cropping History

Field	Acreage	2022	2023	2024	2025
SP3895 5901	15.09	Winter barley	Spring barley	Winter wheat	Spring barley
SP3895 8410	12.52	Winter barley	Winter wheat	Spring wheat	Spring barley
SP3895 7136	9.65	Spring barley	Winter wheat	Winter wheat	Spring barley
SP3895 6719	8.86	Winter barley	Spring barley	Spring wheat	Spring barley
SP3995 0523	7.33	Spring barley	Herbel ley	Herbel ley	Herbel ley
SP3895 9630	5.39	Spring barley	Herbel ley	Herbel ley	Herbel ley
SP3895 8734	4.46	Spring barley	Herbel ley	Herbel ley	Herbel ley

## Location

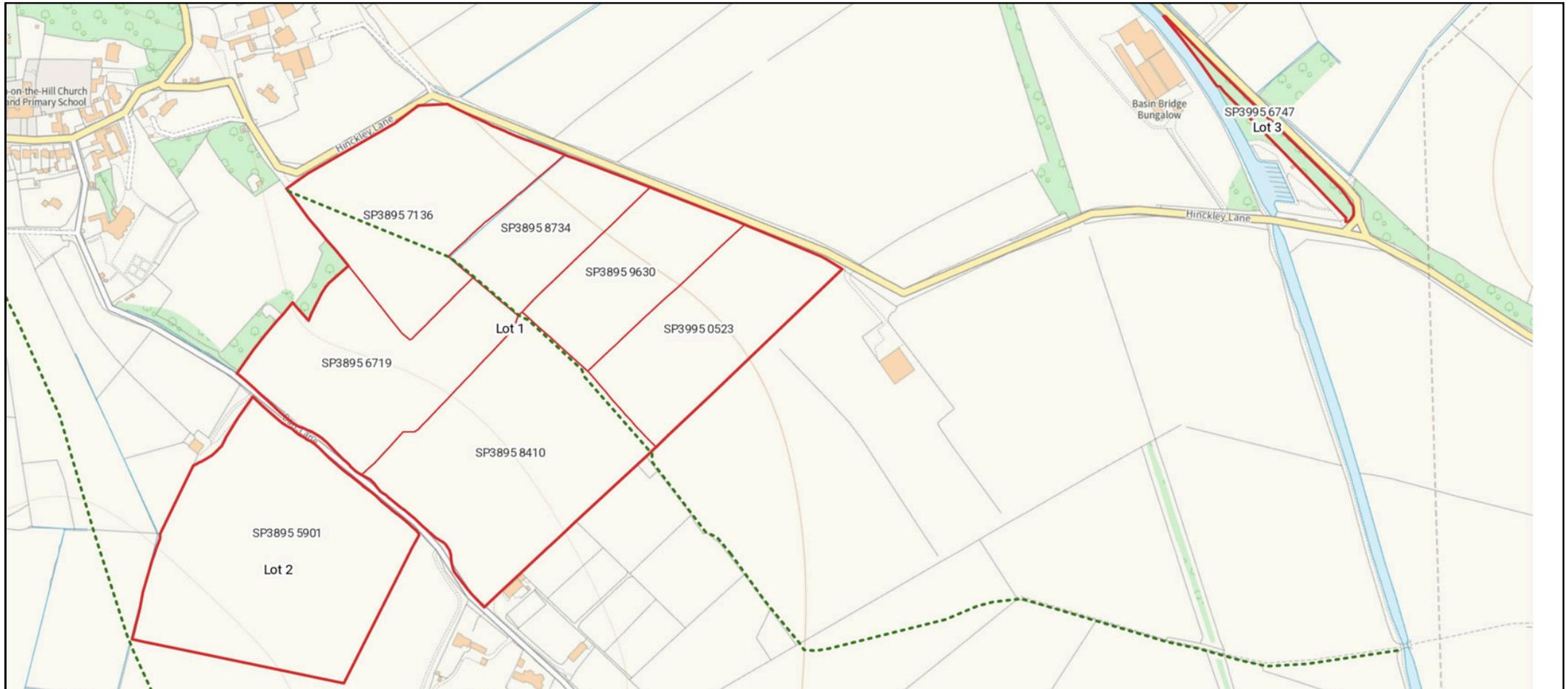
The land is located on the edge of Higham on the Hill, approximately 3 miles to the west of Hinckley and approximately 5 miles to the northeast of Nuneaton.

Lot 1 can be accessed from both Barr Lane and Hinckley Lane.

Lot 2 is accessed off Barr Lane.

Lot 3 is accessed off Basin Bridge Lane.

The land benefits from excellent transport links as the A5 is approximately 1 mile to the south and the A444 is approximately 2.5 miles to the west, providing convenient access to the M42, M69 and further afield.





## Easements, Wayleaves and Rights of Way

There is a public footpath which runs through the centre of Lot 1, as shown by the green dotted line on the plan.

The purchaser of Lot 2 will be granted a right of way over a small section of the seller's retained land to access the parcel off Barr Lane.

The land is sold subject to and with the benefit of any easements, wayleaves and rights of way that may exist at the time of sale, whether disclosed or not.

## Sporting and Mineral Rights

Where sporting and mineral rights are owned, they will be included in the sale.

## Tenure

The land is being sold freehold.

Lots 1 and 2 are currently let on a Farm Business Tenancy and it is intended that vacant possession will be available after 28<sup>th</sup> September 2026.

Lot 3 is being sold with Vacant possession upon completion.

## Countryside Stewardship

Lots 1 and 2 are currently in Two Countryside Stewardship Mid-Tier Schemes until 31<sup>st</sup> December 2026 and 31<sup>st</sup> December 2028. Further details are available upon request.

## Sustainable Farming Incentive

Lots 1 and 2 are currently in an SFI scheme until 30<sup>th</sup> November 2026. Further details are available upon request.

## Services

We understand that no lots benefit from any mains services.

Purchasers are to make their own enquiries as to connectivity and the availability and adequacy of services.

## Method of Sale

The land will be sold by private treaty.

## Local Authority

Hinckley and Bosworth Borough Council

<https://www.hinckley-bosworth.gov.uk/>

Tel: 01455 238141

## What3Words

Lot 1 - ///slides.badminton.retraced

Lot 2 - ///mornings.decoding.slope

Lot 3 - ///tulip.uplifting.gather

## Viewing

Viewings are strictly by appointment. Please contact Susannah Leedham on 01827 721380 or Ian Large on 01530 877977 (option 4).

## Plan, Area & Description

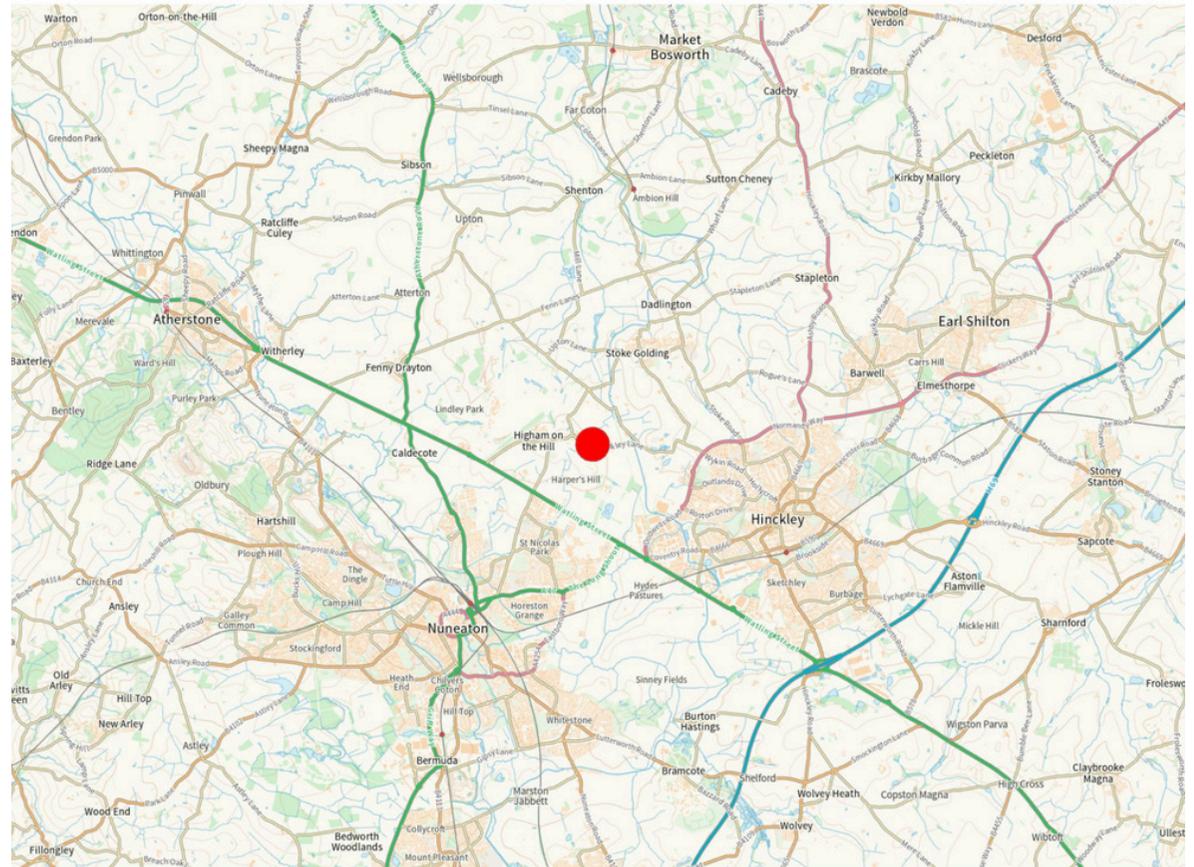
The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposed only.

## Anti-Money Laundering

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g., photo ID and recent utility bill as proof of address) when a purchaser submits an offer for a property. Please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti-Money Laundering check via our online system Move Butler.



Important Notice 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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