



Solar & Land at Desford Road, Kirby Muxloe, Newtown
Unthank, Leicestershire LE9 2BJ

HOWKINS &
HARRISON

Solar & Land at Desford Road, Kirby Muxloe, Newtown Unthank, Leicester LE9 2BJ

A unique opportunity to acquire an established solar farm and a block of productive arable land with good access and road frontage.

For sale as a whole.

Extending to in all about 70.82 acres (28.66 hectares).

Features

- 6MW established solar farm
- 2023 basic rent £35k
- Productive Arable Land
- Amenity and environmental potential
- Frontage & access off Desford Road

Description

The land extends to in all approximately 70.82 acres (28.66 hectares) of both productive arable land and an established solar farm. Whilst the land is productive it also has opportunities for amenity uses as well environmental opportunities with BNG or further woodland planting potential.

Travel Distances

- Desford: 1.5 miles
- M1 J22: 6.5 miles
- Leicester: 6.5 miles



Schedule of Acres

Field Number	Description	Area (ac)	Area (ha)
7193	Solar 1	11.23	
9596	Solar 2	12.97	
0198	Access	1.75	
8424	Arable	22.23	
6577	Arable	21.25	
6701	Access	0.74	
4274	Drive	0.65	
	Grand Total	70.82	28.66



Location

The land is located to the east of Desford and Newtown Unthank on the Desford to Kirby Muxloe Road in Leicestershire. The town of Desford is 1.5 miles to the west and Leicester 6.5 miles to the east. Both offer a range of everyday services, amenities and employment opportunities. The M1 and Junction 22 (Markfield) is 6 miles to the north and provides a direct link to the north and London in the south.

The land benefits from excellent transport network links with the M1 & A46 both located within close proximity.

Solar

There are two principle enclosures of Solar totalling about 24.2 acres producing up to 6MW of electricity per annum. The initial rent was based on £928/acre equating to £24,202 reviewed annually in accordance with RPI.

The basic rent in 2023 equates to approximately £35,000 per annum paid quarterly in advance.

An additional rent equating to 5% of the Gross Income is paid annually in arrears.

Land

There are two principle enclosures of arable land both 22 and 24 acres which is gently sloping in parts and contained within mature hedge boundaries. Access is via a gate off the road into field 6577 and via the main access track into 8424. The land has been part of cereals rotation for many years and the vendors have recently cleared the central ditch and re-laid the stone and gravel access track. The land is classified as Grade 3 and a mixture of a slightly acidic loam and clay and a slowly permeable slight acidic but base rich loam clay soil.





Sporting & Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.

Overage Clause

An overage clause will be included within the sales contract which will reserve 30% of any increase in value due to any non-agricultural or non-equestrian development that takes place on the arable land (or further development on the solar land) for a period of 30 years from the date of the sale, triggered upon implementation of planning, sale or long lease.

Plan, Area & Description

These are based on the Ordnance Survey and Rural Land Register data and are there for reference only.

The plans, 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.

Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Rugby office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.



Vendors Solicitor

Alex Murray, Roythornes Solicitors

Tel: 01775 842647 | Email: alexmurray@roythornes.co.uk

Anti Money Laundering Regulations

We are required under due diligence, as set up under HRMC, to take a full identification (e.g. photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our AMC agents (James Collier or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.

Local Authority

Hinckley & Bosworth Borough Council Tel: 01455 238141

Western Power Tel: 0800 6783 105

Severn Trent Water Tel: 03457 500 500

What3Words

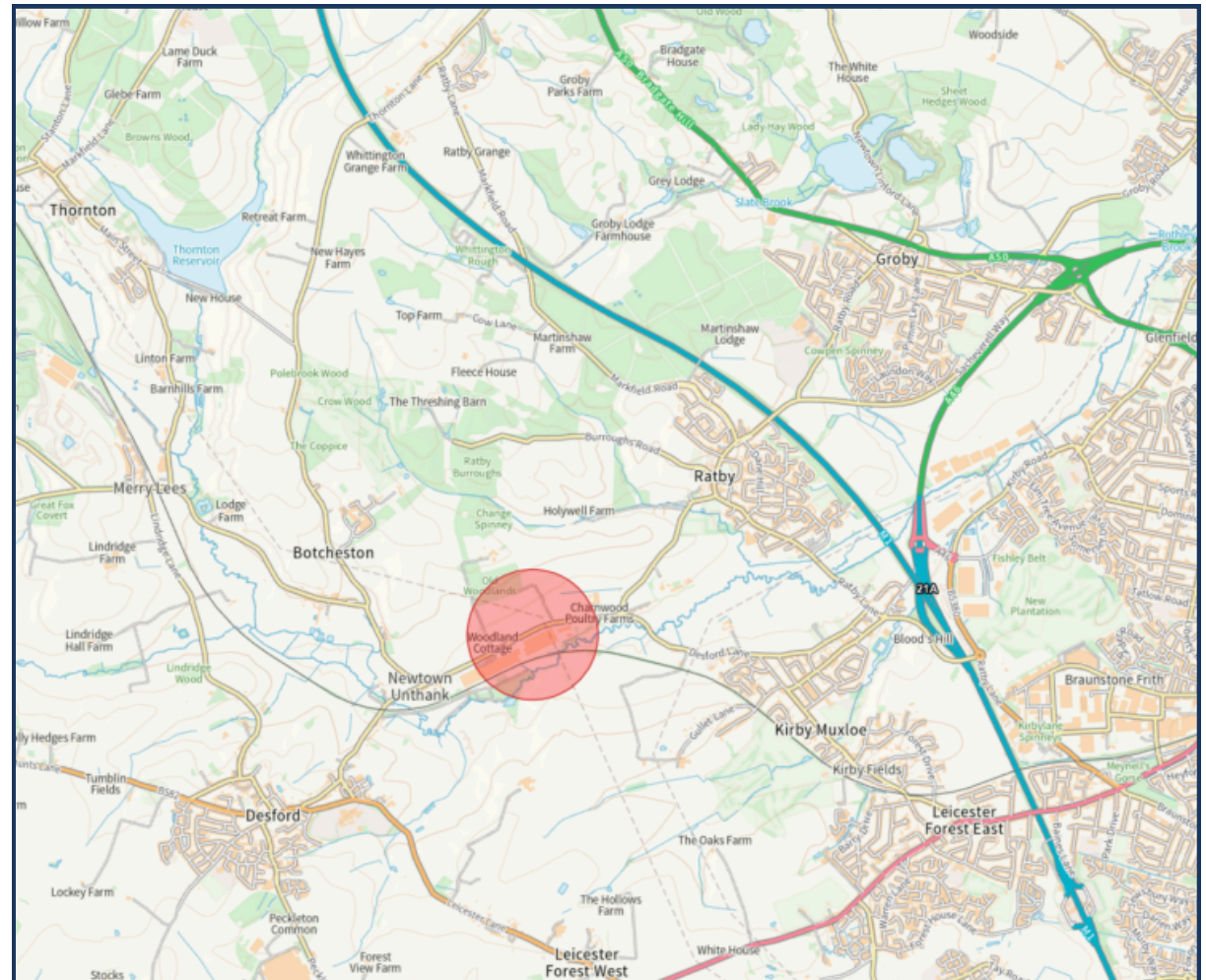
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Viewing

Viewing is unaccompanied but by prior appointment through the agent's Rugby office.

Phone: 01788 564680

Email rgrural@howkinsandharrison.co.uk



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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