



Land off Swebstone Lane, Swebstone, Leicestershire, DE12 7DG

HOWKINS &  
HARRISON



Land off Swebstone Lane  
Swebstone  
Leicestershire  
DE12 7DG

The land off Swebstone Lane extends to approximately 54.81 acres (22.18 hectares) and comprises of a single block of arable land.

### Situation

The land is located between the villages of Swebstone and Snarestone sitting within the National Forest and can be accessed off Swebstone Lane.

Swebstone is a small rural hamlet on the outskirts of the town of Ibstock which is within the county of Leicestershire located close to the market town of Ashby de la Zouch.

The land is located approximately 5.3 miles from the M42 and 1.6 miles from the B4116.

### Travel Distances

- Ashby de la Zouch: 5.6 miles
- Burton upon Trent: 13.9 miles
- Leicester: 16 miles
- Derby: 28.4 miles





## Description

The land extends to approximately 54.81 acres (22.18 hectares) of productive arable land bordered by mature hedgerows and is accessed off Swebstone Lane. The current crop growing in the field is sugar beet.

The land is Grade 2 and 3 as per the current Agricultural Land Classification Map, the topography is flat and the land is well drained.

The land is currently let out on a Farm Business Tenancy ending on 29<sup>th</sup> September 2023. It has been agreed that the tenant will hold over until the harvest of the 2023 crop..

The property has the remains of a traditional red brick building towards the northern part of the field, there is a track accessing this area.

## Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme, the land must be farmed in accordance with the BPS requirements up until 31st December 2023.



## Overage Clause

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

## Services

We understand that currently the land does not benefit from any mains services. Purchasers are to make their own enquiries to connectivity.

## Wayleaves, Easements and Rights of Way

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

## Sporting and Mineral Rights

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

## Local Authority

North West Leicestershire District Council - <https://www.nwleics.gov.uk/>

## Tenure and Possession

The property is offered freehold, with vacant possession given on the completion of the 2023 harvest.



## Viewing Arrangements

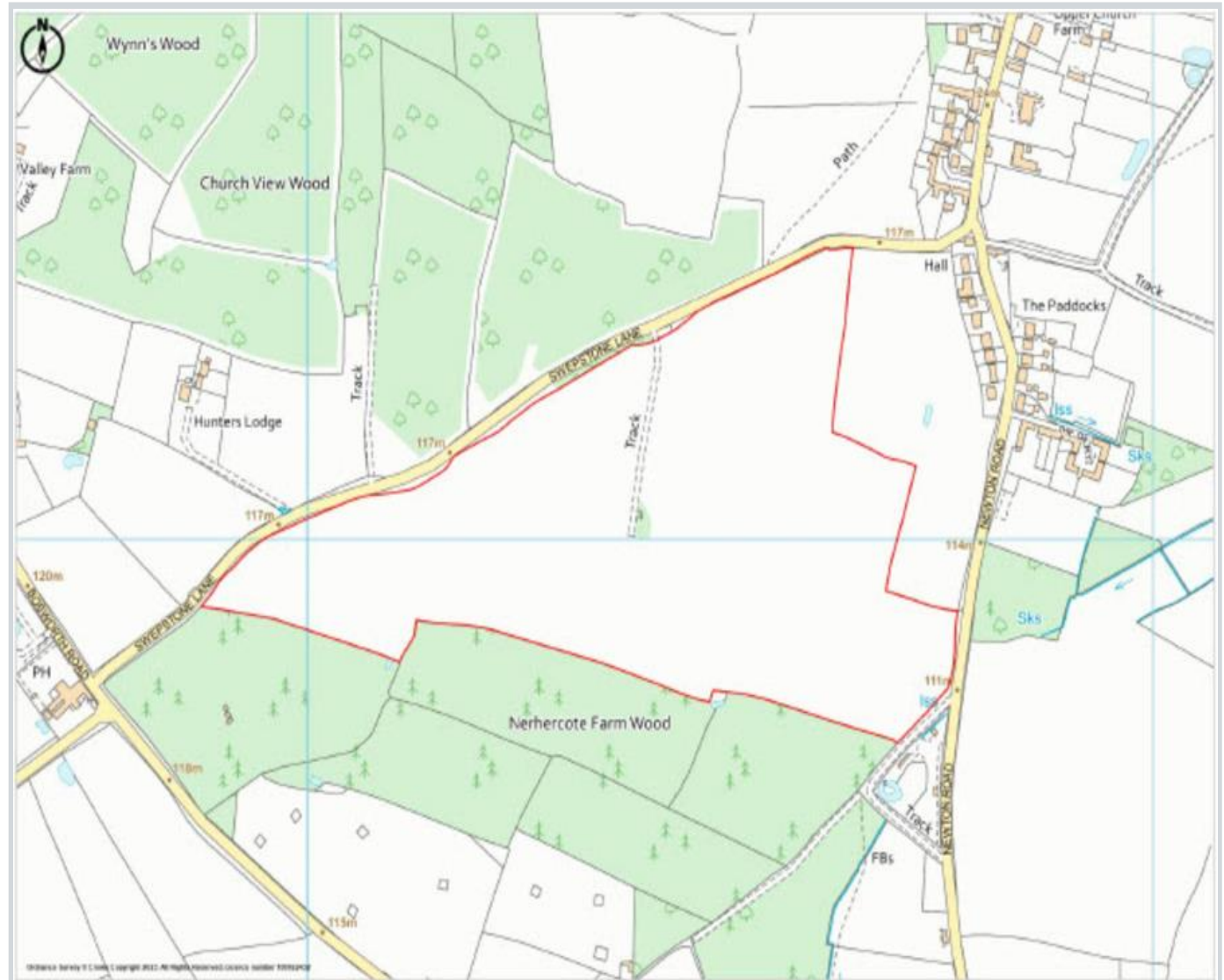
Strictly by appointment only. Please contact Ian Large or Anna Meynell on 01530 877977 (option 2) or via email [ian.large@howkinsandharrison.co.uk](mailto:ian.large@howkinsandharrison.co.uk) or [anna.meynell@howkinsandharrison.co.uk](mailto:anna.meynell@howkinsandharrison.co.uk)

## Plan, Area and Description

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

## Anti- Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer on a property, please be aware of this and have the information available.



## Howkins & Harrison

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Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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