



Land off Atherstone Road (A444) Appleby Magna,
Swadlincote, DE12 7AP (adjacent the M42 Jct. 11)

HOWKINS &
HARRISON

Land off Atherstone Road (A444) Appleby Magna, Swadlincote, DE12 7AP

An exciting opportunity to acquire 26.7 acres of strategic land and an agricultural building.

Description

A block of strategic land with frontage and the benefit of a number of entrances onto Atherstone Road (and through the Petrol Station site). The site adjoins a McDonalds fast food outlet and a Shell Service Station, both are extremely busy.

The subject property benefits from 7 enclosures all bordered predominantly by mature hedgerow. The total area of the property extends to 26.7 acres. The fields are a mix of arable and pasture fields with the track / yard and building extending to approximately 1.67 acres.

The land gently slopes from north to south. The soil is a medium clay loam. The land is Grade 2 as per the Agricultural Land Classification Table.

Buildings

The property benefits from a steel portal framed agricultural building which extends to approximately 8.5m x 50m. The building includes part breeze block walls and part "Yorkshire board" cladding. The roof is clad with sheeting. The majority of the building has previously benefited from a commercial permission for B2 and B8 use as per application reference 11/00748/FUL.



Location

The subject property is located at Junction 11 of the M42 close to the village of Appleby Magna. The property directly adjoins a service station which incorporates a McDonalds, Appleby Park Hotel (Best Western) and Shell Petrol Station (Services).

The site lies on the opposite side of the motorway to the Jaguar Landrover site at Mercia Park. The location is prime for connection to the midlands motorway networks, giving direct links to Birmingham, Nottingham and beyond.

Junction 10 of the M42 (Tamworth) is 7 miles to the south.

Junction 12 of the A42 (Ashby de la Zouch) is 4 miles to the north.

Junction 11 of the M42 is crossed by the A444 which locally runs from Burton upon Trent to Nuneaton.

Rights of Way, Easements and Wayleaves

The property is accessed via a right of way over the service station land

Services

The property benefits from mains water and mains electricity (including 3 phase electricity). Purchasers are to make their own enquires as to connectivity, the services have not been tested.





Local Planning Authority

The property is located within the boundaries of North West Leicestershire District Council. Tel: 01530 454665.

The selling agents believe that the land may hold development potential due to the land's positioning with regard to Junction 11 of the M42 which has seen growth and development over the last few years. The land has not been allocated within the local plan or any emerging plan. Purchasers must carry out their own research in to the properties' planning potential.

Overage Clause

The property is to be sold subject to an overage clause reserving a 35% claw-back over a 40 year period (from the date of completion) for any enhanced value (over and above existing use value) attributed to any residential or commercial planning permission. The overage clause will not be triggered by any agricultural or equestrian planning permission.

Tenure and Possession

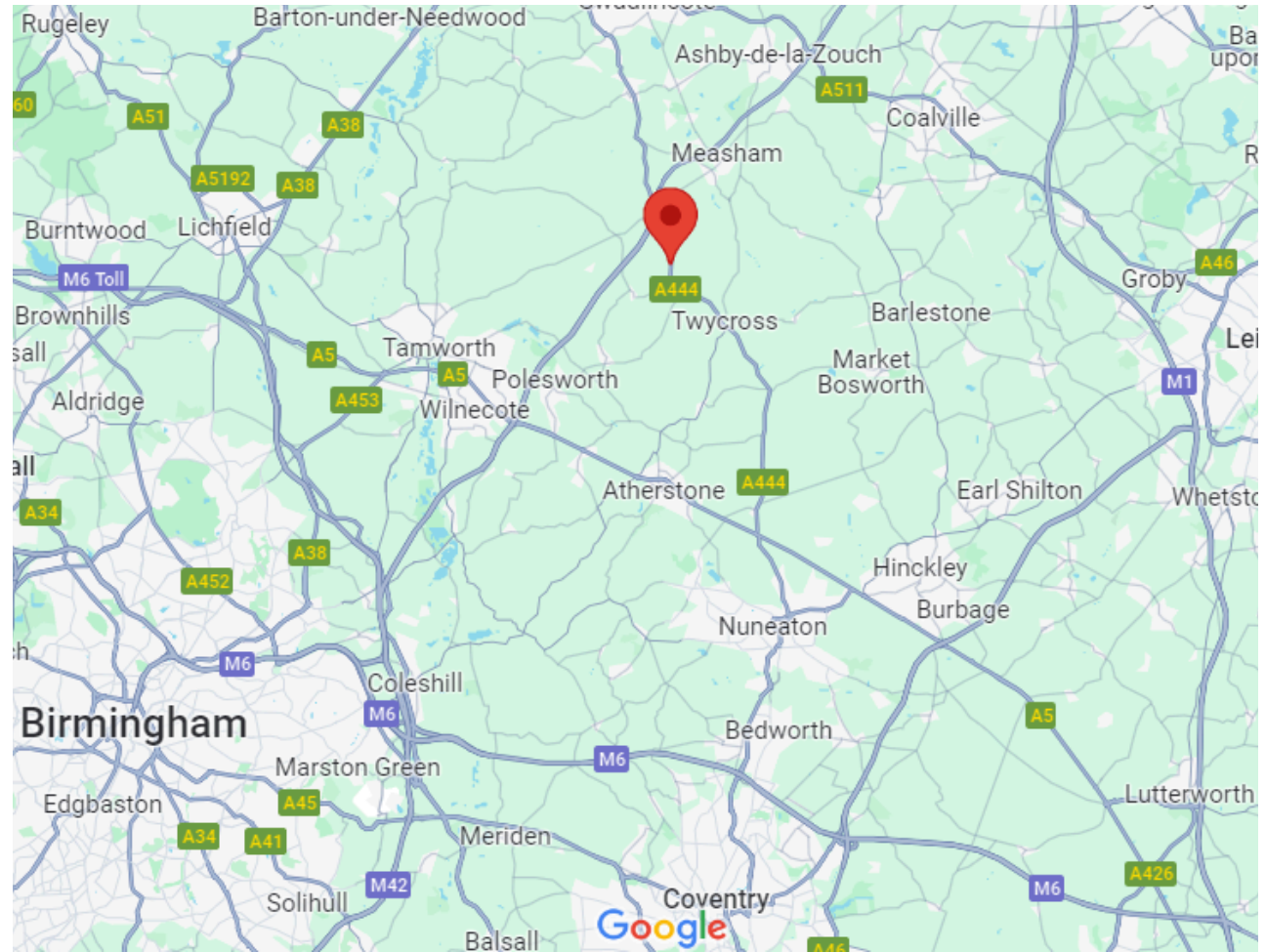
The property is sold freehold with vacant possession upon completion.

Restrictive Covenant

The agent has not been made aware of any restrictive covenants which affect the property.

Viewing

Please contact Anna Meynell on 01530 877977 or anna.meynell@howkinsandharrison.co.uk to arrange a viewing.



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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