



Land Located to the North of Kings Newton, Near  
Melbourne, South Derbyshire, DE73 8DD

HOWKINS &  
HARRISON



# Land Located to the North of Kings Newton, Near Melbourne, South Derbyshire, DE73 8DD

The land at Kings Newton extends to approximately 133.20 acres (53.90 hectares) of arable and pastureland offered for sale as a whole or in four lots.

## Features

- Available as a whole or in 4 lots
- Productive arable and pastureland
- Total area approximately 133.20 acres (53.90 hectares)
- Amenity and environmental potential
- Freehold with vacant possession on completion

## Available as a whole or in 4 lots as follows:

Lot 1 – 95.23 acres (38.54 ha)

Lot 2 – 31.59 acres (12.78 ha)

Lot 3 – 1.77 acres (0.72 ha)

Lot 4 – 4.61 acres (1.87 ha)

## Location

The land holds a rural location to the north of Kings Newton village and is bordered to its northern boundary by the River Trent. The land has multiple means of access leading from Kings Newton Lane and Trent Lane, both of which are publicly adopted roads.

The land benefits from excellent transport network links with Junction 3 of the A50 located within approximately 3.5 miles and Junction 23A M1 motorway network approximately 6 miles away which provides access to the wider Midlands region and beyond.

## Travel Distances

- Ashby de la Zouch: 7.9 miles
- Burton upon Trent: 11.5 miles
- Derby: 12.2 miles
- Nottingham: 18.1 miles





Lot 1



## Description

The land is for sale as a whole or in four lots as follows:

### Lot 1

Lot 1 (edged red on the sale plan) extends to approximately 95.23 acres (38.54 hectares) of productive agricultural land comprising both arable and pastureland. The land is accessed off Kings Newton Lane via a vehicular right of way as well as via Ward's Lane.

The land is a combination of Grade 2, 3 and 4 as per the Agricultural Land Classification Map, and the topography of the land is relatively flat. To the northern boundary the land adjoins the River Trent, part of which falls within a flood zone 3 area.

The buyer will be responsible for erecting a new stock proof boundary fence between points marked A – B and C – D on the sale plan. The specification of the fence to be agreed between the parties.

### Lot 2

Lot 2 (edged blue on the sale plan) extends to approximately 31.59 acres (12.78 hectares) of permanent pastureland which adjoins the River Trent to its northern boundary and a self-storage facility to the southern boundary. The land is accessed from Trent Lane via a vehicular right of way which will be granted through Lot 3.

The land is a combination of Grade 3 and 4 as per the Agricultural Land Classification Map. The land falls within a flood zone 3 area.

The land would be suited to agricultural, amenity and environmental uses.

### Lot 3 (following page)

Lot 3 (edged yellow on the sale plan) extends to approximately 1.77 acres (0.72 hectares) of Grade 3 permanent pastureland. The land is accessed directly off Trent Lane.

The land has planning consent for the erection of a general-purpose portal framed agricultural building and access road under the General Permitted Development Order 2015. Consent was granted under reference numbers DMPN/2023/0086 and DMPN/2023/0087 on 23 January 2023.

A right of way will be reserved through Lot 3 to access Lot 2.

The land would be suited to agricultural, amenity and environmental uses.

Lot 2





## Lot 4

Lot 4 (edged purple on the sale plan) comprises of a singular field parcel extending to approximately 4.61 acres (1.87 hectares) currently used for sheep grazing. The land is permanent pasture and is a combination of Grade 2 and Grade 3 on the Agricultural Land Classification Map.

The land has direct vehicular access off Trent Lane which runs parallel to the lands eastern boundary. Two public footpaths cross through the land.

The land would be suited to agricultural, amenity and environmental uses.

## Services

We understand that the land does not benefit from any mains services. Purchasers should make their own enquiries regarding the location of mains service supplies.

## Countryside Stewardship Agreement

The land is entered into a Mid-Tier Countryside Stewardship Agreement. The intention is that this will either be transferred to the purchaser or withdrawn from on completion of the sale. Further information is available upon request.

## Overage Clause

Lot 1 – The land is sold without an overage clause.

Lot 2, 3 & 4 – The land is sold with an overage clause which claws back 20% of any development uplift in value attributed to any change of use or planning permission for a period of 20 years. For the avoidance of doubt, the overage clause will not be triggered by any agricultural, equestrian or forestry use.

## Tenure

The land is being sold Freehold with vacant possession on completion.





## Sale Plan



## Easements, Wayleaves & Rights of Way

Lot 1 - The buyer will be granted a vehicular right of way over the track dashed brown leading from Kings Newton Lane as shown on the sale plan to access the relevant land parcels.

Lot 2 – The buyer will be granted a vehicular right of way through Lot 3 over the track dashed brown on the sale plan.

Lots 1 & 2 – The vendor will reserve a right of way to exercise their retained sporting rights.

High voltage electricity pylons and overhead lines are present on Lots 1 & 2.

With the exception of Lot 4, the land is not impacted by any public 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 Rights

Lot 1 & 2 – The Sporting Rights are excluded from the sale.

Lot 3 & 4 – Where Sporting Rights are owned, they will be included in the sale.

## Mineral Rights

The Mineral Rights are excepted from the sale. Further information is available upon request.

## Fishing Rights

In respect of Lots 1 & 2 the Fishing Rights are held by a third party and are not in hand.

## Holdover

The land is currently in crop and the seller retains holdover rights to harvest this crop in 2024. Vacant possession will be provided once the 2024 crop has been harvested.



## Local Authority

South Derbyshire District Council Tel: 01283 595 795  
<https://www.southderbyshire.gov.uk/>

The agent has not made any enquiries in respect of the site's planning history. All enquiries relating to planning should be directed to the local authority.

## Method of Sale

The land is being sold via private treaty and interested parties should submit their offers to the agent's Ashby 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.

## Photographs

The photographs were taken in July 2024

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Please contact the selling agent for more information. Tel: 01530 877977

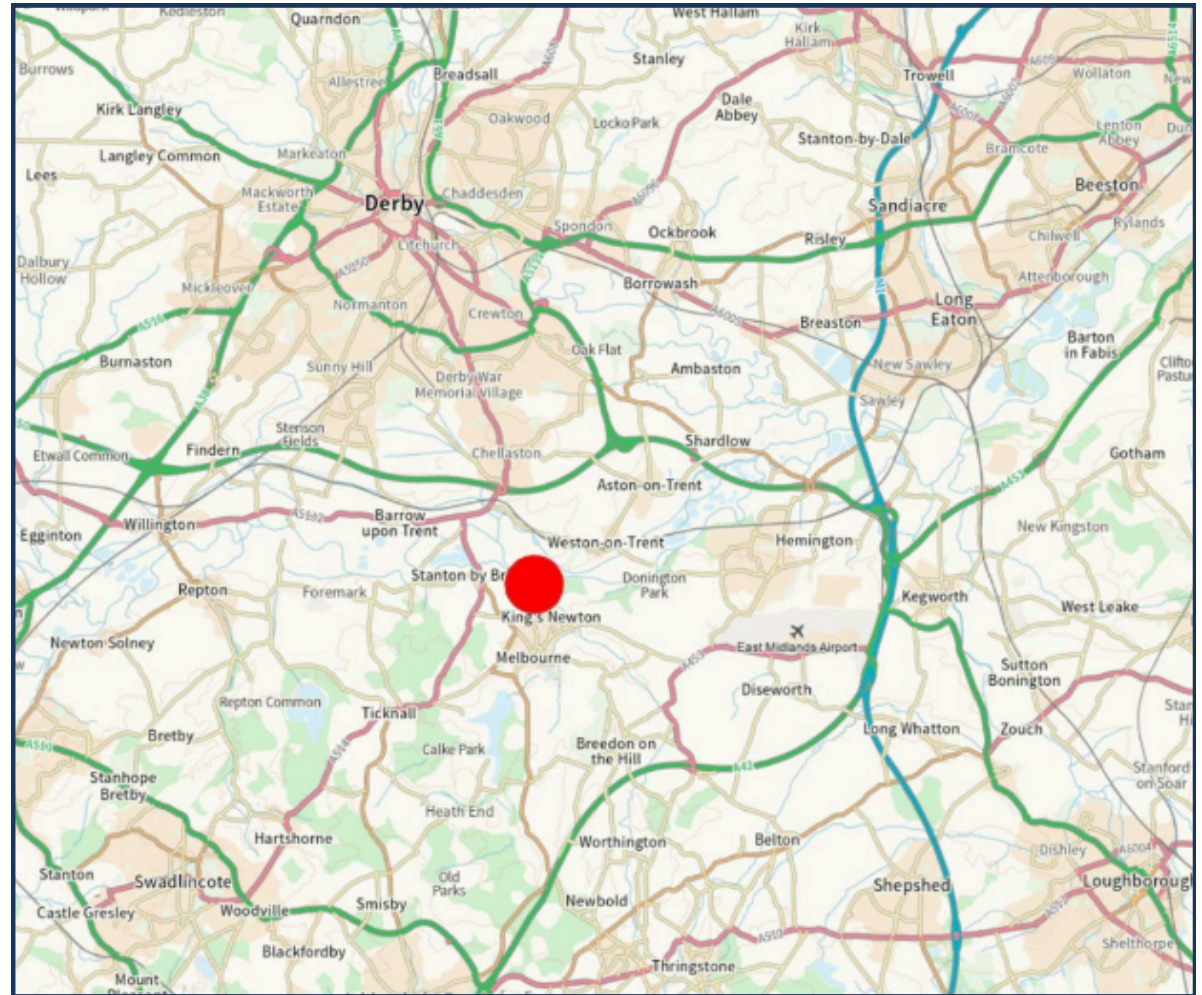
## Plan, Area & Description

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

The plan is for identification purposes only and is not to scale.

## Anti Money Laundering Regulations

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) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

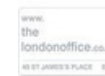


### Important Notice

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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