



Arable Land off Snarestone Road, Appleby Magna,
Leicestershire, DE12 7AJ

HOWKINS &
HARRISON

Arable land off Snarestone Road, Appleby Magna, Leicestershire, DE12 7AJ

30.71 acres of productive arable land situated close to the village of Appleby Magna.

Location

The land is located off Snarestone Road to the east of the rural village of Appleby Magna. The land is well located with good transport links to midland motorway networks, with the M42 Junction 11 just over a mile away. Junction 11 is crossed by the A444 which locally runs from Burton upon Trent to Nuneaton.





Description

A single block of arable land extending to 30.71 acres (12.43 hectares) with direct access off Snarestone Road. The land is predominantly bordered by mature fence and hedged boundaries, purchasers should note there is no fence or hedge boundary between points A and B on the plan.

The land is Grade 2 on the Agricultural Land Classification Map.

Crop rotation - The land has been farmed as follows over the last 5 years:

Year	2020	2021	2022	2023	2024
Cropping	Wheat	Wheat	Beans	Wheat	Wheat

The land is not entered into any countryside stewardship or sustainable farming agreement.

Overage Clause

The property is to be sold subject to an overage clause reserving a 30% claw-back over a 30 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 & Possession

The property is to be sold freehold with vacant possession on completion.

Rights of Way, Easements & Wayleaves

The property is crossed by a bridlepath in the northwest corner. The land is sold subject to any other wayleaves, easements, or rights of way whether disclosed or not.



Services

The property is not connected to any services, purchasers are to make their own enquires as to connectivity.

Local Authority

The property is located within the boundaries of North West Leicestershire District Council.

Telephone: 01530 454665

Viewing Arrangements

Strictly by prior appointment via the agents, Howkins & Harrison

Contact:

Anna Meynell - anna.meynell@howkinsandharrison.co.uk

James Collier - james.collier@howkinsandharrison.co.uk

Restrictive Covenants

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

Sporting & Mineral Rights

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

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.

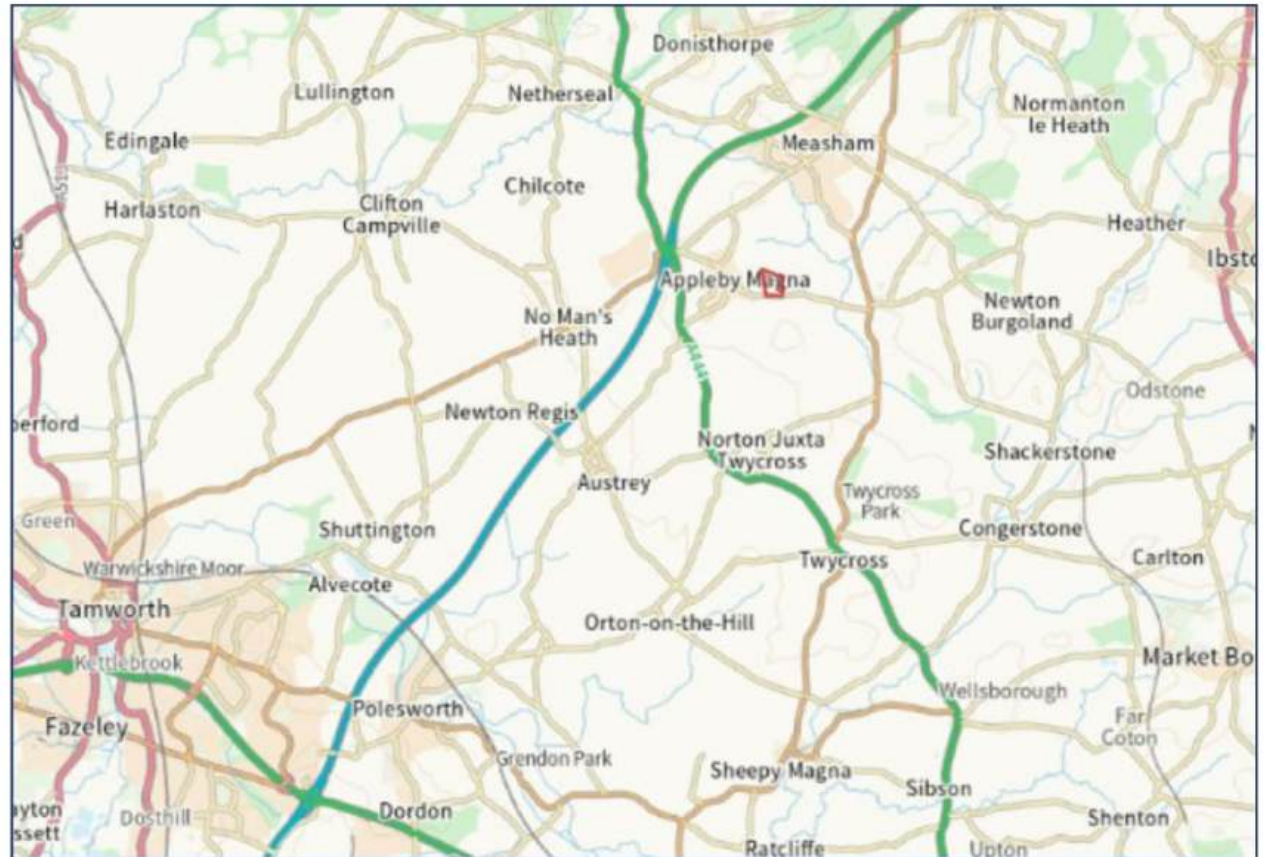
The plan is for identification purposes only and is not to scale.

Anti-Money Laundering Regulations

Under the Money Laundering Directive (SI2017/692) 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.

Method of Sale

The land will be sold via private treaty.



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.

Howkins & Harrison 15 Market St, Atherstone,
CV9 1ET

Email anna.meynell@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.