



Land off Ashby Road East Bretby,  
Burton upon Trent, DE15 0PS

HOWKINS &  
HARRISON

# Land Off Ashby Road East, Bretby, Burton On Trent, DE15 OPS

## Features

- 5.86 acres of agricultural land
- Access road from the Ashby Road East (A511)
- Development Potential (subject to planning)

## Description

A useful block of 5.86 acres of pastureland, which borders forestry to the North, a golf course to the East, houses to the South and houses /paddock to the West.

The land is currently in Green Belt but the land is believed to have development potential, subject to gaining necessary planning permission.

There is good access from the A511 (Ashby Road East) with details of visibility splays available by request. The topography is a gentle slope running towards the road.







## Location

The land is located just off Ashby Road East, between Midway and Burton upon Trent, close to the village of Bretby. Access is via a driveway directly from Ashby Road.

The land is situated approximately 2.7 miles from the centre of Burton upon Trent and approximately 3.3 miles from Swadlincote providing excellent amenities and access to public transport.

## Overage

The land is sold subject to an existing overage (for the benefit of a previous owner) which claws back 25% of any residential development uplift. This has 16 years remaining.

In addition to this the Vendors will place their own overage clause on the land which claws back 15% of any residential or commercial development uplift in value attributed to any change of use or planning permission for a period of 16 years rising to 25% for a further period of 9 years (once the original overage has expired).

For the avoidance of any doubt the overage will not be triggered by any agricultural or equestrian.

## Easements, Wayleaves and Rights of Way

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

## Services

The land does not have any mains services however we understand that these are located in the access road.

Purchasers are to make their own enquires as to the connectivity.

## Covenant

There is an existing covenant on the land which prevents the planting of trees to form part of the National Forest scheme

## Local Authority

South Derbyshire District Council 01283 595795

## Tenure & Possession

The land is sold freehold with vacant possession.

## Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison on 01530 877977.

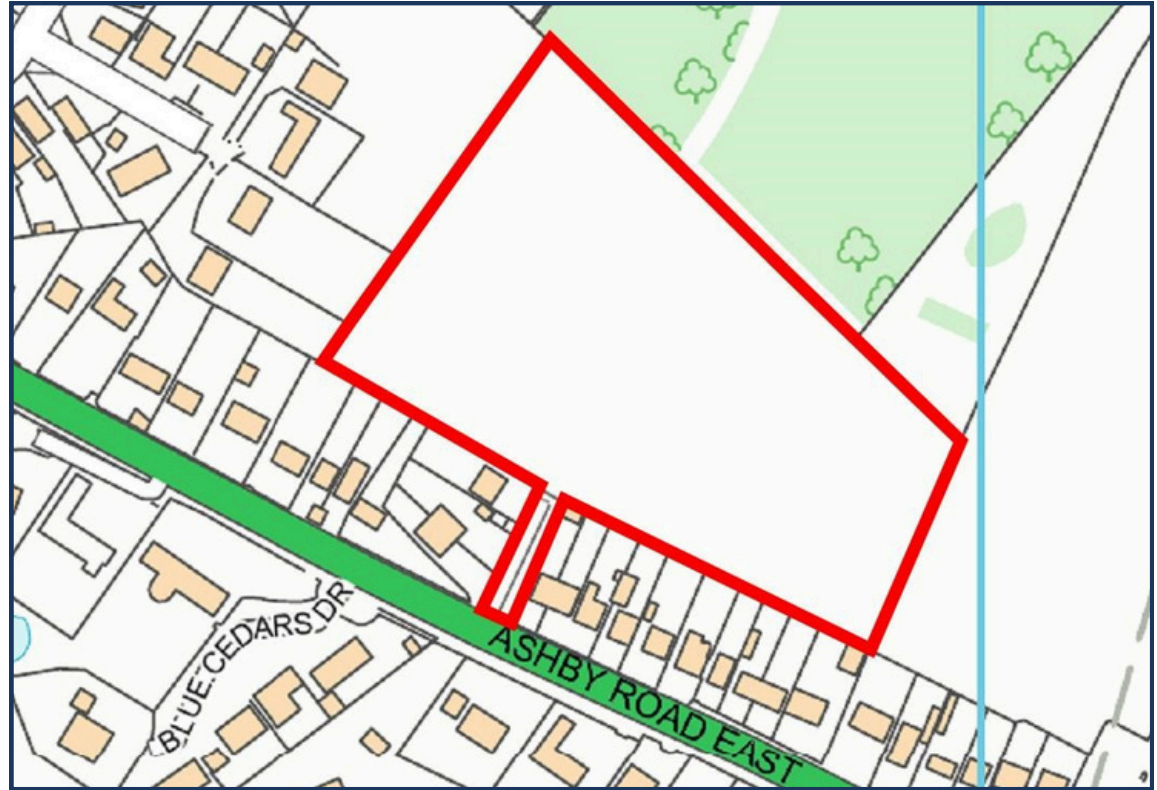
Or alternatively, email Lily Taylor at [lily.taylor@howkinsandharrison.co.uk](mailto:lily.taylor@howkinsandharrison.co.uk).

## 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 the agents in respect of an error, omissions or misdescriptions. The plan is for identification purposed only.

## Anti Money Laundering

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 for a 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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