



Land North of Kings Newton, Nr Melbourne, South Derbyshire,  
DE73 8DD

HOWKINS &  
HARRISON



# Land North of Kings Newton, Nr Melbourne, South Derbyshire, DE73 8DD

## Features

- Available as a whole
- Productive arable land
- Total area 127.45 acres (51.57 hectares)
- Amenity and environmental potential
- Freehold with vacant possession on completion

## 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 Wards Lane and separately from Trent Lane.

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.







## Description

The land extends to approximately 127.45 acres (51.57 hectares) of productive arable land, albeit with potential also for environmental uses and BNG offsetting.

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 the land falls within a flood zone 3 area.

The land is currently subject to a mid-tier Countryside Stewardship Scheme

The buyer will be responsible for erecting a new deer fence between points A-B-C on the sale plan. The exact specification of the deer fence to be agreed between the parties.

## Flood Zone

Part of the land sits within a Flood Zone 2 and 3 area and is therefore at risk from flooding.

## Access

The land has access directly off Wards Lane which is publicly adopted.

The buyer will also be granted a right of way from Trent Lane through the existing farm entrance to gain access to the land. This is shown coloured brown on the sale plan.

## 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.

## Wayleaves, Easements and Rights of Way

The land is not impacted by any public rights of way.

High voltage electricity pylons and overhead lines are present on the land.

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

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

The Fishing Rights in connection with the River Trent adjoining the land on its northern boundary are held by a third party and are not in hand.

## Overage Clause

The whole property 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, environmental (to include BNG & carbon offsetting), renewable energy, or forestry uses.







## Tenure

The land is being sold Freehold with vacant possession on completion (subject to holdover).

## Countryside Stewardship Agreement

The land is entered into a Mid-Tier Countryside Stewardship Agreement due to come to an end on 31/12/2025. The seller retains holdover rights until the Schemes ends.

## Holdover

The land is currently in crop and the seller retains holdover rights to harvest this crop in 2025. Vacant possession will be provided on 31/12/2025 which is when the Countryside Stewardship Scheme Agreement comes to an end.

## Local Authority

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

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.



## Viewing

Accompanied viewings only, strictly by appointment with Howkins & Harrison, please call Ian Large or Amy Simes on 01530 877977 (option 4) or by email [ian.large@howkinsandharrison.co.uk](mailto:ian.large@howkinsandharrison.co.uk) / [amy.simes@howkinsandharrison.co.uk](mailto:amy.simes@howkinsandharrison.co.uk).

## Anti Money laundering Information

Under the Money Laundering Directive (S1207/692) we are required under due diligence as set out under HMRC regulations to take full identification (e.g photo ID and recent utility bill) as proof of address. When you are ready to put an offer forward, please be aware of this and have the information available.

Please note a fee of £30 will be charged to each buyer for the Anti Money Laundering check via our online system Move Butler.

## What3words

///inspector.stammer.lanes

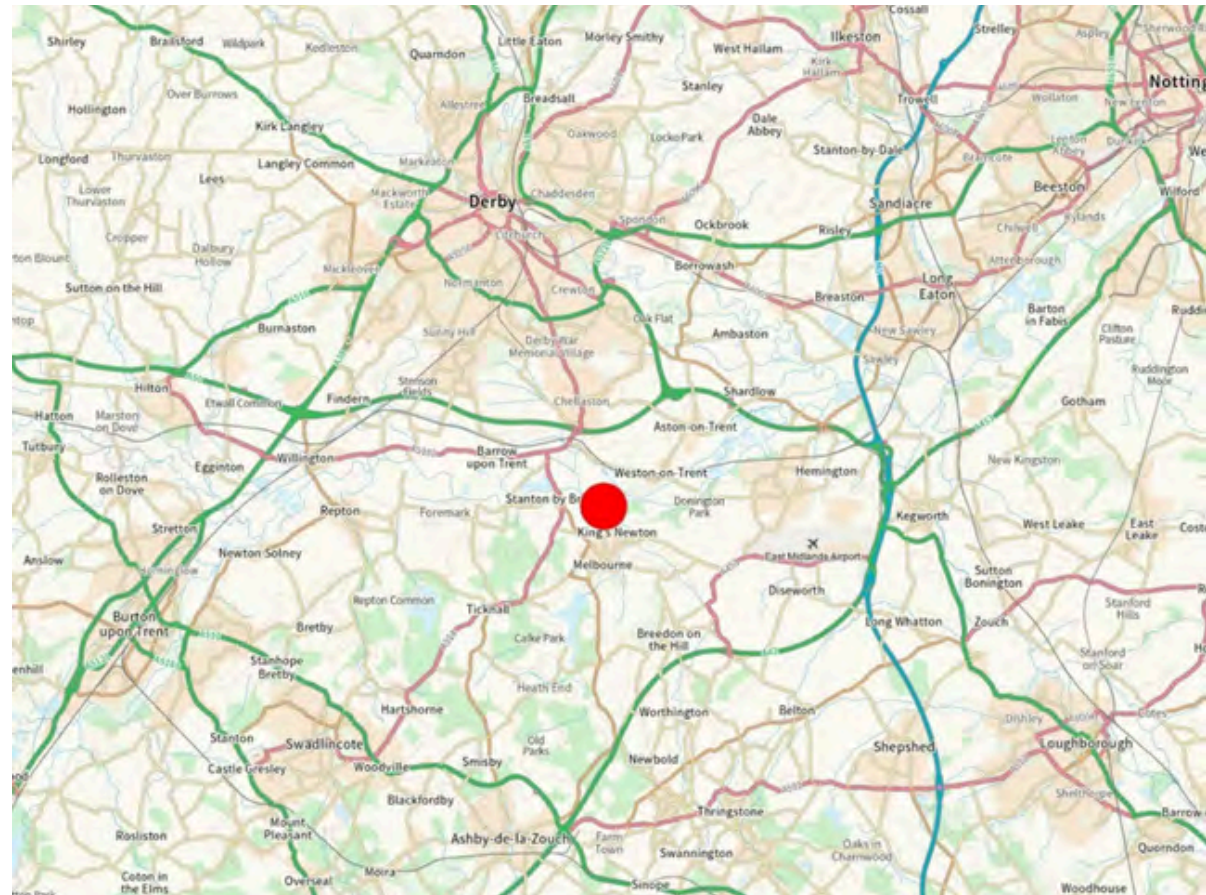
## Photographs

The photographs were taken in July 2024 and June 2025.

## 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 any error, omissions or misdescriptions. The plan is for identification purposes only and is not to scale.

The seller will arrange for a measured survey of the southern boundary for the preparation of a Land Registry Compliant sale plan.



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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