



**Land off Back Lane, Castle Donington, Derbyshire,
DE74 2US**

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An opportunity to purchase approximately 19.08 acres of level arable land, currently planted with spring maize, bounded by a mixture of mature hedges and hedgerow trees. The land has roadside access and frontage along the gated road Back Lane, Castle Donington.

**Offers in excess of:
£160,000**





DESCRIPTION

Approximately 19.08 acres of level arable land, currently planted with spring maize, bounded by a mixture of mature hedges and hedgerow trees. The land has roadside access and frontage along the gated road Back Lane, Castle Donington.

LOCATION

The land lies directly north of the village of Castle Donington, which is situated to the southwest of the city of Derby. While the land adjoins the A50, access is provided via the gated Back Lane.

What3Words: ///applied.manifests.chess

GUIDE PRICE

The land is marketed at a guide price of £160,000.

METHOD OF SALE

The land is offered for sale by Private Treaty and is currently subject to a Farm Business Tenancy. Vacant possession will be available from September 2025.

LAND CLASSIFICATION AND SOIL TYPE

The land is classed as Grade 2 agricultural land.

Soilscapes defines the soil as freely draining floodplain soils (Soilscapes 12).

The North West and North East corners are classed as freely draining slightly acidic loamy soils (Soilscapes 6).

SERVICES

The agent is not aware that the land benefits from any mains service connections.

TENURE

The land is to be sold freehold, with vacant possession available upon expiry of the current Farm Business Tenancy in September 2025. The tenant holds the rights to holdover to remove the standing crop.

ENVIRONMENTAL SCHEMES

The agent is not aware that the land is subject to any environmental schemes.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land has a footpath (L86) that runs across the centre of the east parcel of the land that runs from a north to the southeast direction.

The land is sold subject to all wayleaves, easements and rights of way that may exist whether specifically mentioned in these particulars or not.



SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights, where owned, are included in the sale.

FLOOD ZONE

The land is located within Flood Zone 3.

RATES AND OTHER OUTGOINGS

The property is sold subject to any other rates and outgoings which the Purchaser will be liable for.

DEVELOPMENT UPLIFT CLAUSE

The property will be sold subject to an uplift clause whereby 30% of any increase in value arising from development or the grant of planning permission (excluding uses for agriculture and equestrian purposes) and will be payable to the vendor for a period of 30 years from the date of completion.

VAT

In the event that any part of the holding is subject to VAT this will be payable by the Purchaser in addition to the purchase price.

VIEWINGS

Viewing of the land may take place at any time during daylight hours by persons in possession of a copy of these particulars.

LAND REGISTRY

The land for sale is comprised of two adjoining titles, detailed as follows:

Title Number LT512825 – approximately 17.6 acres

Title Number LT431207 – approximately 1.48 acres

PLAN

The plan and red lines are based on Ordnance Survey data and provided for reference purposes only. The vendor not the Vendor's agent are responsible for defining the boundaries or the ownership.

FURTHER INFORMATION

For any further information, please contact:

Eloise Baker MSc BSc

Andrew Granger & Company

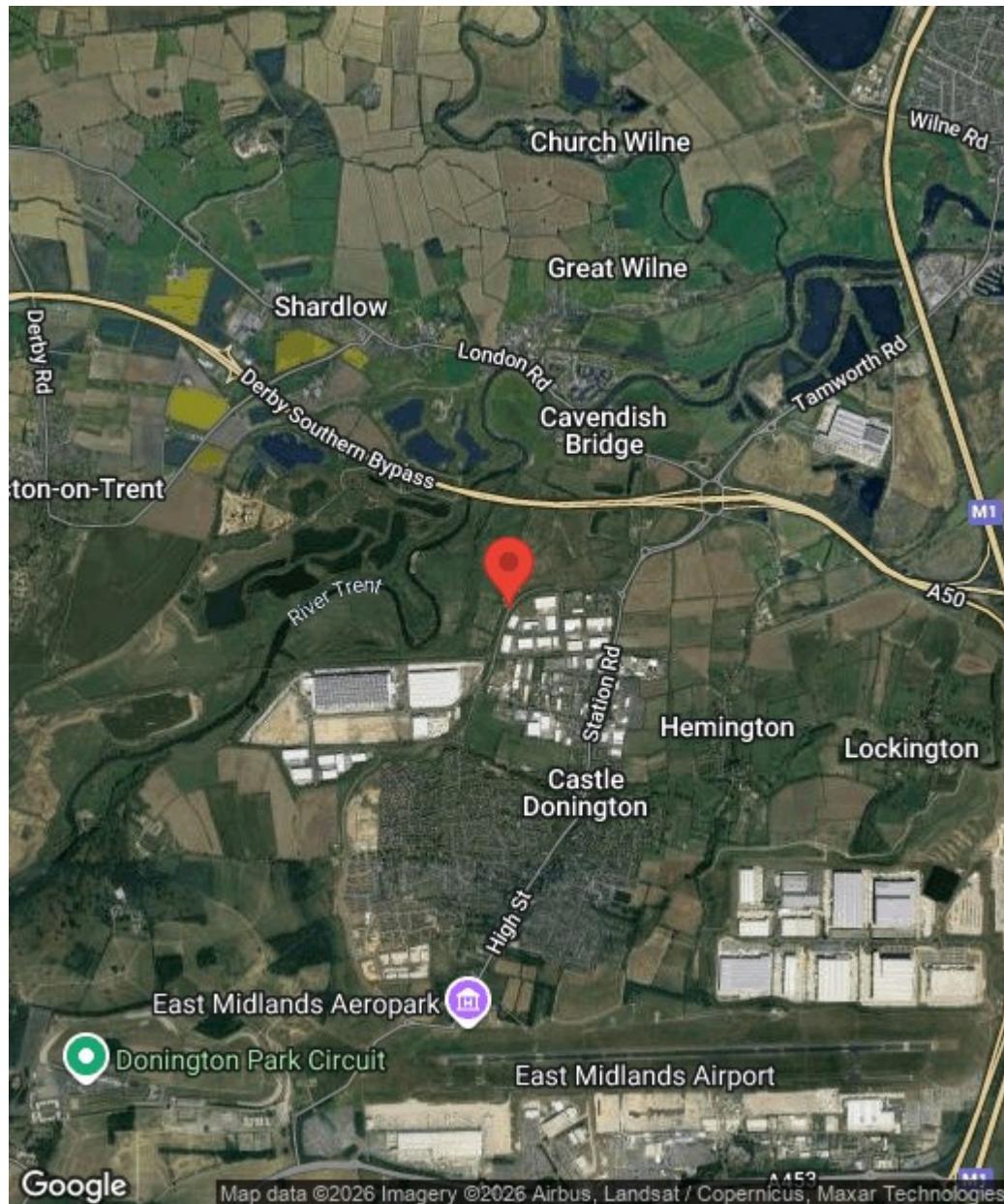
44-46 Forest Road, Loughborough, LE11 3NP

Tel: 01509 243720

E-mail: eloise.baker@sheldonbosleyknight.co.uk



Map



Plan



 Promap



**For further information, please contact our Loughborough Rural office on:
01509 243720**

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.