



FOR SALE - Offers Invited over £100,000

AGRICULTURAL LAND
Land off Blackwell Lane, Wilson

Land off Blackwell Lane, Wilson, Derbyshire, DE73 8BL

An opportunity to acquire approx. 4.03 acres (1.62 ha) of well drained arable land, on the edge of the highly desirable village of Wilson, near Melbourne in South Derbyshire.

LOCATION

The Land adjoins the popular village of Wilson closely situated to Melbourne and Breedon on the Hill. It is easily accessible from a number of other larger conurbations including Ashby de la Zouch (6.6mil/10.6km), Coalville (7.8mil/12.6km) and Derby (10.0mil/16.0km).

DESCRIPTION

The Land comprises a block of arable land, lying to the North of Blackwell Lane with prominent roadside frontage. A public cycle access runs to the East that leads onto the Cloud trail and Derby Canal path.

The Land benefits from being in an arable rotation and is currently within a Stewardship agreement. There will be no holdover from the scheme to the Purchaser.

TENURE

The Land is offered freehold with vacant possession available on completion.

VALUE ADDED TAX

Exemption to VAT has not been waived on the site and VAT should not therefore be chargeable on the purchase price;

however, the Vendors reserve the right to elect to charge VAT at any time.

METHOD OF SALE

The Land is offered for sale as a whole by Private Treaty. All bids should be provided to Mather Jamie Ltd in writing using the details provided.

OVERAGE

An overage will be retained by the Vendors. The overage clause will specify that 40% of any increase in value of the land or buildings due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors or their successors in title should such development occur within 50 years from the date of completion. The overage may be able to be triggered on multiple occasions.

FLOOD RISK ASSESSMENT

A Flood Risk Assessment and Sustainable Drainage Strategy were submitted with the outline application. The FRA confirms that the site lies within Zone 1 of the EA's Flood Map for Planning (indicating a <0.1% annual probability of flooding).

ACCESS AND HIGHWAYS

The Land provides for vehicular access off Blackwell Lane.

SERVICES

It is understood that there are currently no electrical or water connections to the Land.

WAYLEAVES, COVENANTS, EASEMENTS AND RIGHTS OF WAY

The Land is sold subject to all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

The public right of way called Forty Foot way runs along the Eastern boundary of the site onto the Cloud trail cycle path.

LOCAL AUTHORITIES

South Derbyshire District Council
Website: www.southderbyshire.gov.uk
Tel: 01283 595795

VIEWINGS

Any person may view the site during daylight hours with a copy of these particulars to hand. Neither the vendors nor the agents are responsible for the safety of those viewing the property, and any persons taking access do so entirely at their own risk.

ENQUIRIES

For further information with regard to the site, please contact: -

Agent: **Mather Jamie Ltd;** 3 Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

Contact: **Hamish Byers**
Tel: 01509233433
E-mail: hamish.byers@matherjamie.co.uk

Contact: **Sam Woodhouse**
Tel: 01509233433
E-mail: sam.woodhouse@matherjamie.co.uk

AGENTS' NOTE

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide.

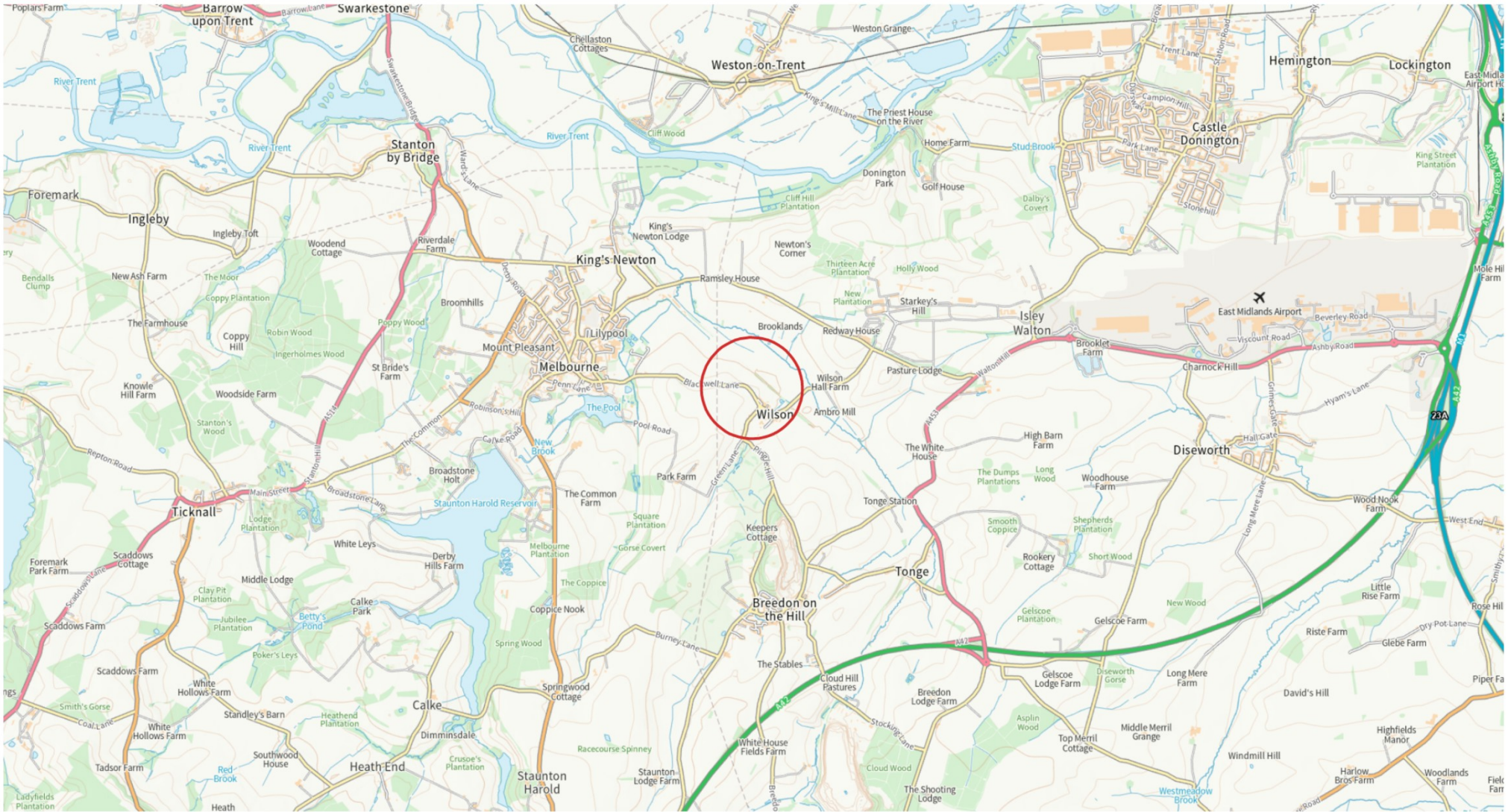
PROPERTY MISDESCRIPTIONS ACT 1991

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:-

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. We do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations, or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.



(For indicative purposes only)



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 Scale 1:50000 (at A4)



**MATHER
 JAMIE**

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