

STRATEGIC LAND

Land on the north side of Hawfield Lane, Burton-on-Trent – approx. 73.32 Acres (29.67 Ha)



Plan is for indicative purposes only

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LOCATION (DE15 0DQ)

The site is located to the north east of Winshill, a village that lies to the east of the town of Burton-on-Trent, separated by the River Trent. The A4511, which runs through Winshill provides direct access into the centre of Burton-on-Trent and access to Junction 13 of the A42 (11 miles) and Junction 22 of the M1 (19 miles) to the south east. The village benefits from access to Abbot Beyene School, Winshill Pre-School, Winshill Neighbourhood Centre and Wheatley Lane Park and Canoe Club. A wider range of facilities and amenities are provided in nearby Burton-on-Trent, including Burton-on-Trent Railway Station which provides regular services to Nottingham, Birmingham New Street, Edinburgh and Cardiff. The closest bus stops to the site are located on Hawfield Lane where service 3/8 (Queens Hospital to Swadlincote) and 9/9A (Burton to Coalville) are within walking distance of the site.

Access to the site is currently provided via an established agricultural gateway off Hawfield Lane on the southern boundary. Pedestrian access is presently available from a footpath connection off Newton Leys, via a footbridge connection off Old Hollow Lane and via a small track off Sales Lane.

What 3Words - ///slam.energetic.cuts - [Direct Link](#)

DESCRIPTION

The site extends to approximately 73.32 acres (29.67 ha) and comprises agricultural land divided internally by remnant hedgerows and bounded by outgrown hedgerow vegetation that contains and screens the site from adjacent roads and residential areas. The south western boundary backs onto rear gardens of houses on Newton Lewys and Cherry Leys at the north eastern edge of Winshill. To the east of the site is open countryside and to the south of the site beyond Hawfield Lane is land associated with Common Farm. Several public footpaths pass through and adjacent to the site.

The site does not fall within any nationally or locally designated areas of landscape or visual importance.

PLANNING

The site is located within the planning jurisdiction of South Derbyshire District Council.

South Derbyshire District Council submitted its **Local Plan Part 1 Review 2022-2041** to the Secretary of State for independent examination on **26th August 2026**.

The Local Plan Part 1 Review sets out the strategic planning framework for South Derbyshire, including where new homes, employment and other development should take place across the District.

Strategic Housing & Economic Land Availability Assessment (SHELAA)

Part of the site (11.6 ha) was assessed within the 2022 SHELAA and is referred to as 'Land at Sales Lane, Burton' (site ref: 086). The conclusion of the assessment was that the site is considered available, achievable, and suitable, however, a number of suitability criteria would need to be overcome/require mitigation.

5 Year Housing Land Supply

Whilst the authority can demonstrate a supply of 5.27 years based on the Standard Method of calculating five year supply, 5.48 years based on the adopted local plan, and 5.32 years based on the draft Local Plan, it is highlighted that it is very close to its minimum requirement.

Planning Application History

The most recent and pertinent application on the site is outlined below:

- **9/2017/0607** – Outline application (all matters except for access to be reserved) for the residential development of up to 150 dwellings, open space and associated infrastructure. *The application was refused on the 27th February 2018.*

SERVICES

Parties should make and rely on their own enquiries in respect of the availability and capacity of all services and utilities as we have not carried out any investigations in this regard. A number of utilities lie within the site, including a public foul gravity sewer and overhead 33kV electricity cables crossing the western section of the site from north west to south east. There is also a high-pressure gas main which runs through the site, subject to an easement of 20 ft (10 ft to either side of the pipe), plus a further restriction of 10 ft to each side (40 ft in total – 20 ft to

each side of the pipe) within which no building or land alterations can take place without consent of the Gas Board.

LEGAL INFORMATION

The site is registered under the Title DY428890 (c.66.63 acres) and Freehold Title DY410187 (c.6.69 acres).

The Freehold Title DY410187 (shaded in blue on page 3) is subject to an Overage of 50% (until June 2027) relating to any use, other than agricultural. There is also a Restrictive Covenant preventing any other use other than agricultural. Further detail can be provided upon request.

The Title DY428890 is subject to a 30% Overage for 80 years and a long-term tenant with 21-years remaining. It is understood that vacant possession is only granted upon planning permission for development.

There is an existing tenancy in place under an FBT, paying a peppercorn rent.

VAT

VAT would be applicable on the sale.

TERMS & GUIDE PRICE

The site is available for sale.

The **Guide Price is £1,000,000.**

Alternatively, Option or Promotion agreement terms will be considered.

Offers should be sent to Bruton Knowles via email to Harry Breakwell: harry.breakwell@brutonknowles.co.uk

VIEWING

The site can be viewed from the gateway on Hawfield Lane, however on-site viewings are strictly by prior appointment only with Bruton Knowles.

SUBJECT TO CONTRACT – SEPTEMBER 2026

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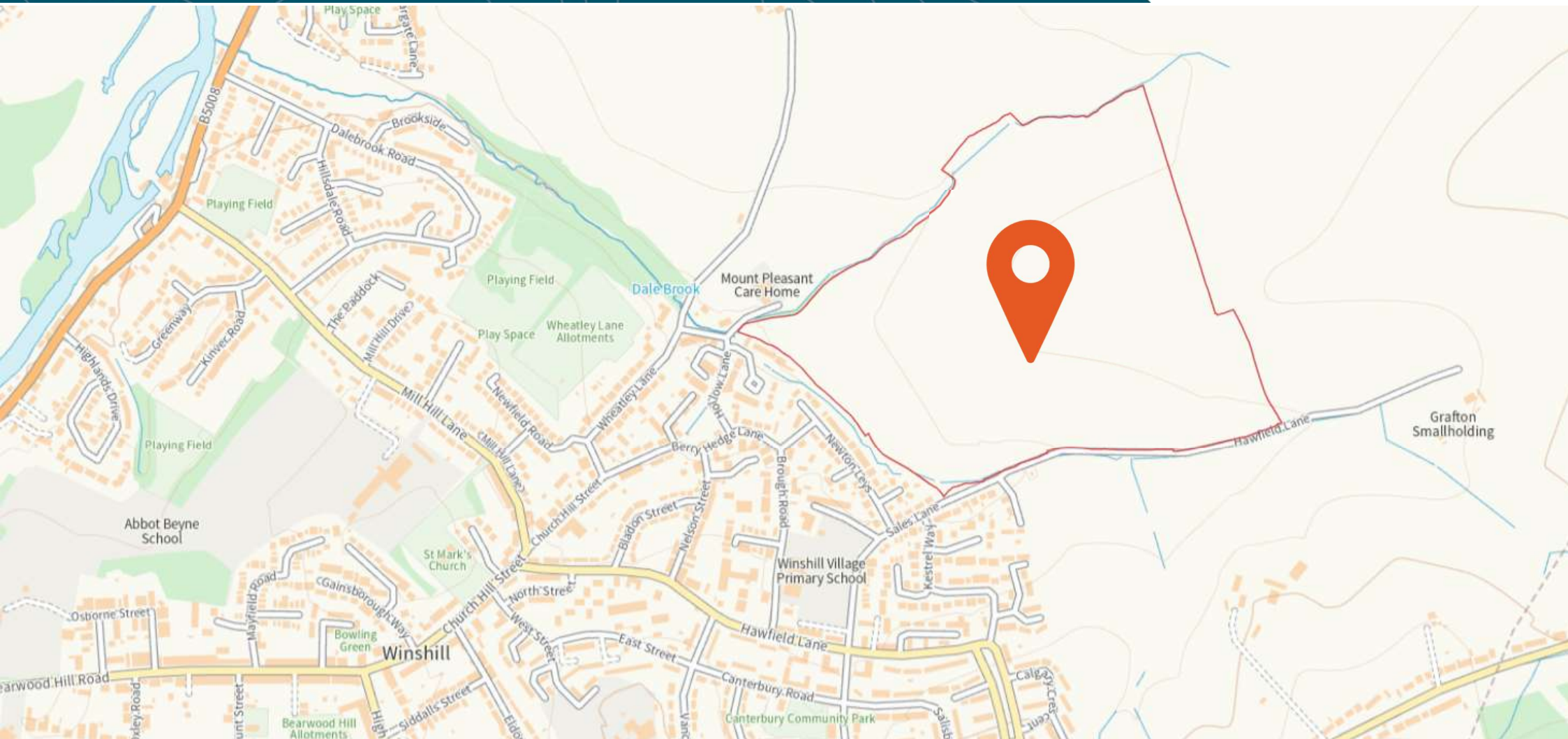


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