Land at Brizlincote Hall Farm, Brizlincote Lane, Burton upon Trent, Derbyshire, DE15 0PR
Land at Brizlincote Hall Farm
Brizlincote Lane
Burton upon Trent
Derbyshire
DE15 0PR

Guide Price: £2,330,000

A ring-fenced block of agricultural land extending to approximately 198.31 acres

Features
- Ring-fenced block of agricultural land
- Well connected to major road networks
- Basic Payment Entitlements included
- Development potential

Location
Land at Brizlincote Hall Farm is located within the Counties of Derbyshire and Staffordshire, to the south of Burton upon Trent. The farm has road frontage and access onto the A511 and is also accessed via Brizlincote Lane.

Travel Distances
Burton upon Trent (centre): 2.6 miles
Burton upon Trent Railway Station: 3.1 miles
Junction 4 A50: 7 miles
Derby: 13.9 miles
Repton School: 4 miles
Description
Land at Brizlincote Hall Farm is offered for sale by Private Treaty. The property comprises of 198.31 acres of land, the majority of which is arable but there is a parcel of permanent pasture and woodland. The property for sale is edged red on the plan.

A schedule of land is as follows (areas approximate):

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Hectares</th>
<th>Acres</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>3891</td>
<td>0.78</td>
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<td>Arable</td>
</tr>
<tr>
<td>4587</td>
<td>0.19</td>
<td>0.47</td>
<td>Woodland</td>
</tr>
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<td>7.39</td>
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<tr>
<td>3483</td>
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<td>4.57</td>
<td>TG</td>
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<tr>
<td>496</td>
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<td>11.93</td>
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<tr>
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<td>32.86</td>
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</tr>
<tr>
<td>4056</td>
<td>9.55</td>
<td>23.60</td>
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<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Hectares</th>
<th>Acres</th>
<th>Type</th>
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<tbody>
<tr>
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<td>12.92</td>
<td>PP</td>
</tr>
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<td>6808</td>
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<td>12.90</td>
<td>TG</td>
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<td>TG</td>
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</tr>
<tr>
<td>8533</td>
<td>3.68</td>
<td>9.09</td>
<td>Arable</td>
</tr>
</tbody>
</table>

A breakdown by type is as follows:
Arable (to include Temporary Grass (TG)): 184.92 acres
Permanent Pasture (PP): 12.92 acres
Woodland: 0.47 acres

The topography of the land can be classed as either flat, gently undulating or in a limited number of areas a relatively steep slope. The majority of the land is Grade 3.

Cropping history: Available on request
Stewardship: There is currently a Higher Level Stewardship Scheme in place but this is due to expire before completion.

Basic Payment Scheme: Entitlements will be included within the sale by request. Full details upon request.

Tenure and Possession
The property is sold freehold with Vacant Possession albeit one field will require a short period of holdover due to a growing crop.

A shoot will continue on the property until 2nd February 2021.

Mines and Minerals
Mines and minerals are excluded in the sale.

Sporting Rights
Sporting rights are included in the sale.

Services
The property benefits from mains water albeit a new water meter will have to be fitted by the purchaser at their own cost.
Overage Clause
The property is sold with an overage clause which claws back 20% of any uplift in value attributed to any change of use or planning permission for a period of 30 years.

Easements, Wayleaves and Rights of Way
The property is sold with all Easements, Wayleaves and Rights of Way which may exist whether described within these particulars or not.

Footpaths cross the farm and a number of electricity pylons are situated on the property.

There is a storm drain that crosses the land close to Winshill.

The property is sold subject to a Right of Way from Brizlincote Lane to Brizlincote Hall Farm along the light blue line.

The property is sold subject to a Right of Way from Brizlincote Lane to woodland along the light blue line and pink line.

Local Authority
The property falls between South Derbyshire Borough Council and East Staffordshire Borough Council

Access
Accessed via Brizlincote Lane and the A511

Viewing
Strictly by appointment, please contact Ian Large: 01530 877977 (option 2) or ian.large@howkinsandharrison.co.uk
ian.large@howkinsandharrison.co.uk.

Howkins & Harrison
The Old Cottage Hospital, Leicester Road, Ashby de la Zouch, Leicestershire, LE65 1DB

Telephone 01530 877977
Email ashby@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.