



Land at Twycross, Atherstone, CV9 3PR

HOWKINS &  
HARRISON



# Land at Twycross, Atherstone, CV9 3PR

An exciting opportunity to acquire 193.93 acres (78.48 hectares) of productive arable land, available as a whole or in 3 lots.

Guide price: £2,500,000 plus VAT

Lot 1 - £1,032,000 plus VAT

Lot 2 - £1,166,000 plus VAT

Lot 3 - £302,000 plus VAT

## Features

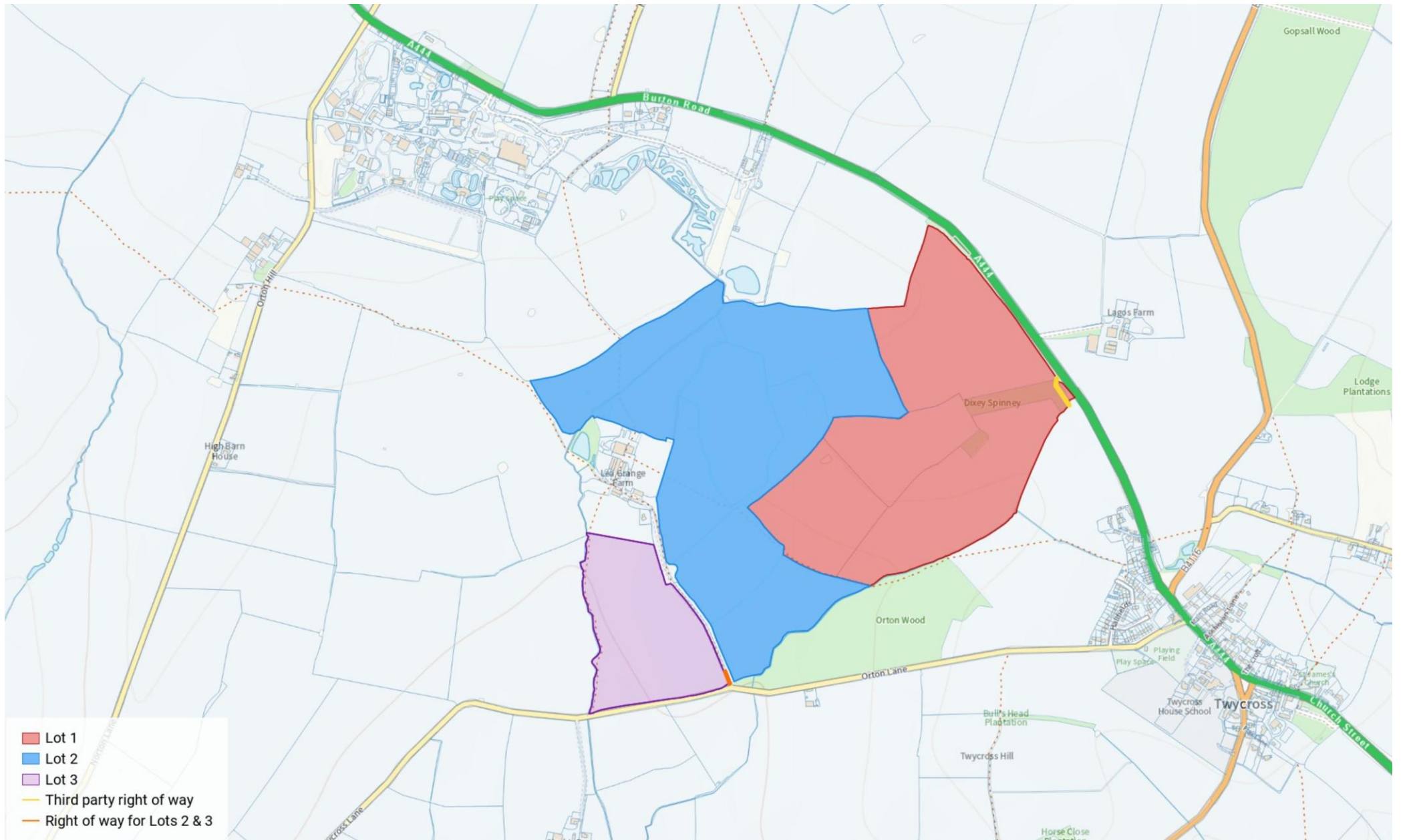
- Productive arable land
- Available as a whole or in 3 lots
- Grade 2/3
- Freehold with Vacant Possession upon completion

## Location

The land is located just west of the village of Twycross, which is on the Leicestershire / Warwickshire border. The land has road frontage to the A444 and Orton Lane, and there is access to the M42 and the A5 road networks nearby.









## Description

The land is an extensive block of productive arable land, extending to 193.93 acres (78.48 hectares) or thereabouts located off Orton Lane and the A444 at Twycross, on the Leicestershire / Warwickshire border. The land is part Grade 2 and part Grade 3 and according to the Soil Survey of England and Wales, the soils are of the Hodnet and Wick 1 soil types.

The land is available as a whole or in the following lots:

### Lot 1

The land at Lot 1 comprises 80.06 acres (32.40 hectares) which is separated into 5 enclosures and includes Dixey Spinney, as shown edged and coloured red on the attached plan. The land is accessed from an existing gateway off the A444, just north of Dixey Spinney.

Lot 1 is sold subject to an existing third party right of way for all purposes and an easement for services etc from the highway (A444) to an adjacent holding. The approximate route is shown by the yellow line on the attached plan.

### Lot 2

90.42 acres (36.59 hectares) or thereabouts separated into four enclosures, as shown edged and coloured blue on the attached plan. Lot 2 will be sold with the benefit of a right of way over a short section of the adjoining drive (approximate route shown in orange on the plan).

### Lot 3

A single enclosure extending to 23.45 acres (9.49 hectares) or thereabouts, as shown edged and coloured purple on the attached plan. Lot 3 will be sold with the benefit of a right of way over a short section of the adjoining drive (approximate route shown in orange on the plan).





## Basic Payment Scheme

The land is registered with the Rural Payments Agency for the Basic Payment Scheme (BPS). The vendor will transfer the relevant number of entitlements to the purchaser of each lot on completion of the sale. The eligible area for each lot is as follows:

Lot 1 – 32.12 hectares

Lot 2 – 36.49 hectares

Lot 3 – 9.49 hectares

## Past Cropping

The cropping history of the land is available on request.

## Services

We understand that the land does not benefit from any mains services.

## Restrictions & Covenants

The land is sold subject to a restrictive covenant which was placed on the land by a previous owner. The covenant prevents the land being used for wind turbines and field mounted photovoltaic panels. The purchaser will be prohibited from spreading manure, slurry and sludge within a 30 metre radius of the Pump House (situated in field no 2568, the northernmost field in Lot 2), as the water in this area supplies the fishing ponds at the farmstead nearby.

## Sporting & Mineral Rights

Sporting rights are to be included in the sale. Mineral rights are expressly excluded as these are retained by a previous owner.

## Method of Sale

The land will be sold via private treaty.

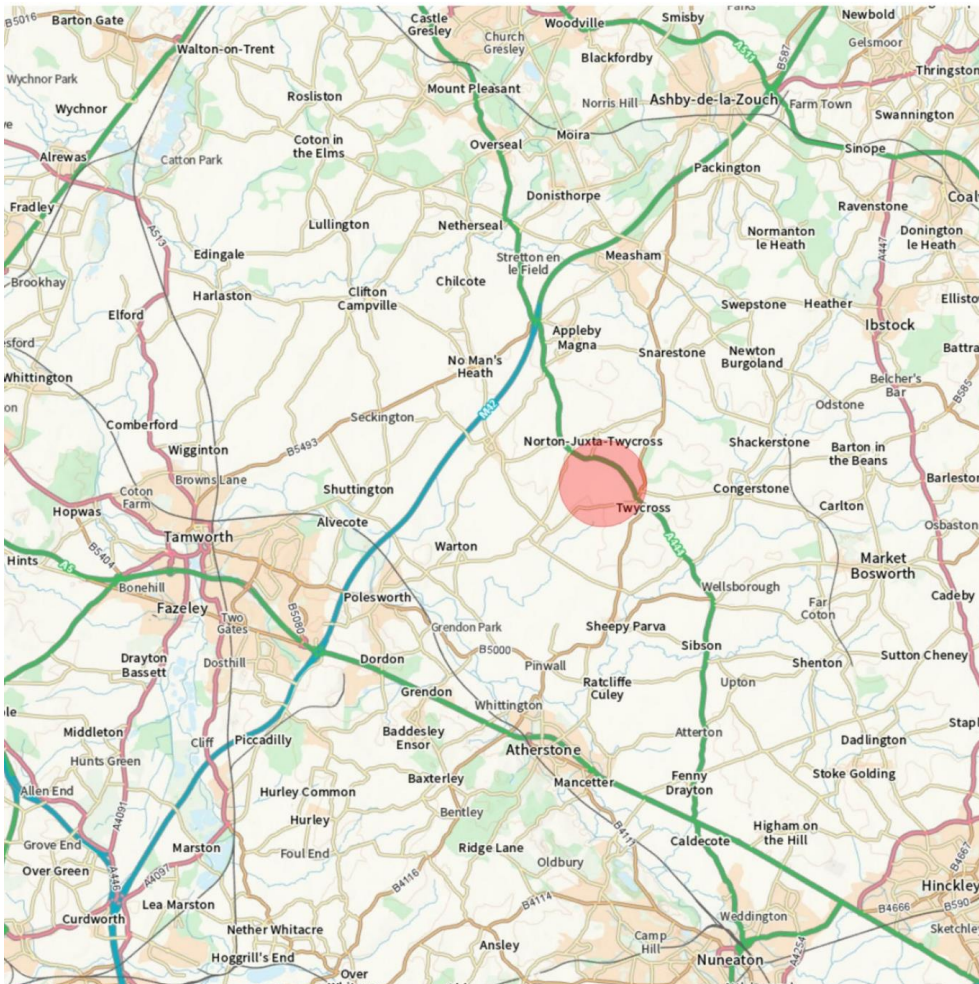
## Viewing

Viewing is by appointment only. Please contact the selling agent for more details.

## Value Added Tax

It should be noted that VAT will be payable on the sale price.





## Tenure

The property is offered freehold with vacant possession upon completion. Depending on the timeframe for completion, early entry may be possible.

## Rights of Way

Lot 1 is sold subject to an existing third party right of way for all purposes and an easement for services etc from the highway (A444) to an adjacent holding. The approximate route is shown by the yellow line on the attached plan.

Lots 2 and 3 will be sold with the benefit of a right of way for all purposes over a short section of the access drive off Orton Lane (as shown by the orange line on the attached plan).

There is a National Grid gas pipeline crossing Lots 1 and 2, as well as a third party, private water pipe. There is a public footpath crossing the land, shown by the brown hatched lines on the plan.

## Local Authority

Hinckley and Bosworth Borough Council – [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk) / 01455 238141

## 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 their agents in respect of any error, omissions or misdescriptions.

The plan is for identification purposes only and is not to scale.

### Howkins & Harrison Atherstone

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 721380

Email [athrural@howkinsandharrison.co.uk](mailto:athrural@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

### Howkins & Harrison Ashby

Old Cottage Hospital, Leicester Road, Ashby, LE65 1DB

Telephone 01530 877977 opt 2

Email [ashby@howkinsandharrison.co.uk](mailto:ashby@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

### Important Notice

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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