



Area: 9.68 acres (3.919 ha)

Area: 7.46 acres (3.017 ha)

Area: 4.71 acres (1.907 ha)

Land off Swarkestone Road,
Weston on Trent



Land off Swarkestone Road

Weston on Trent

Derbyshire, DE72 2BU

An excellent block of arable land available as a whole or in three separate lots, all with independent roadside access.

The land is productive level arable land conveniently situated adjacent to Swarkestone Road on the edge of the village of Weston on Trent.

Offers invited prior to a proposed auction in Spring 2023

Auction Guide Price:

Lot 1 (4.71 acres) - £60,000

Lot 2 (7.46 acres) - £95,000

Lot 3 (9.68 acres) - £120,000

Total (21.85) - £275,000



Ashbourne Office - 01335 342201



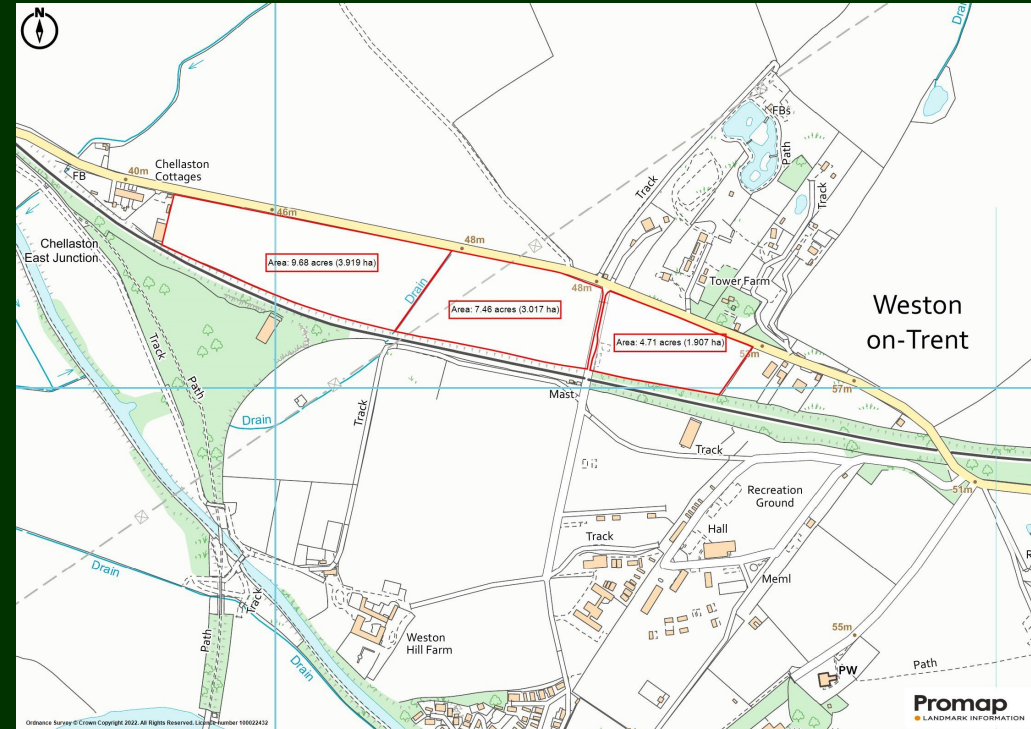
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Description:

The land lies to the west of well considered village of Weston on Trent and to the south of Swarkestone Road which is the main lane into the village and leads from the A50 Chellaston island. The land has been let out in recent years and has been productively used on a crop rotation with potatoes grown on the land this year.

Directions:

From the A50 island at Chellaston - proceed towards Melbourne and Swarkestone. Proceed along this road for a short distance then take the left hand turn signposted Aston and Weston. Continue for about a mile and just before the Weston on Trent village sign the land will be found on the right hand side clearly identified by the Bagshaws 'For Sale' board.



Services:

We are not aware of any services connected. Buyers should satisfy themselves in relation the availability and cost of connecting services to the land.

Tenure and Possession:

The land is sold freehold with vacant possession upon completion.

Basic Payment Scheme:

Some of the land is currently registered with the Rural Payments Agency. No entitlements are included in the purchase price but may be available by separate negotiation..

Viewing:

The land may be viewed at any reasonable time when in possession of a copy of these particulars. **Please only enter the land on foot, it is not permitted to drive across the land.** Please park carefully on the Swarkestone Road.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Method of Sale:

The land is offered in a Public Auction at a date to be confirmed—unless sold prior.

Buyers Costs

All lots are subject to buyers fee of £1800 including Vat payable in addition to the purchase price.

Solicitors Details

TBC

Local Authority:

South Derbyshire District Council.

Money Laundering Regulations 2017:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected will not be disclosed to any other party.

Deposits & Completion:

The successful purchaser will be required to pay a deposit of 10% of the sale price upon the fall of the hammer. Please note that proof of identification must also be provided to comply with the Money Laundering Regulations 2017. The signing of the Contract of Sale and 10% deposit is legally binding on both parties and completion will occur within 28 days thereafter, unless stated otherwise at the auction. If sold at auction—the sale of each lot is subject to a buyer's fee of £400 + VAT (£480 inc. VAT) payable on the fall of the hammer. For on-line buyers only, there is an additional on-line buyer's premium of £300 plus VAT (£360 inc. VAT). Please contact the auctioneers for further details. If the land is sold prior to auction only the £1800 buyers costs will apply.

Conditions of Sale:

The Conditions of Sale will be deposited at the office of the Auctioneers seven days prior to the sale and will not be read at the sale. The Auctioneers and Solicitors will be in the sale room fifteen minutes prior to the commencement of the auction to deal with any matter arising from either the conditions of Sale, the Sales Particulars or relating to the auction generally. At the appointed time the sale will commence and thereafter no further queries will be

dealt with and the purchaser will be deemed to have full knowledge of the Conditions of Sale and to have satisfied himself fully upon all matters contained or referred to therein, whether or not the purchaser has read them. "The Guide Price is issued as an indication of the auctioneer's opinion of the likely selling price of the property. Each property offered is subject to a Reserve Price which is agreed between the seller and the auctioneer just prior to the auction and which would ordinarily be within 10% (+/-) of the Guide Price. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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