



SANSOM HAMILTON & Co

Chartered Surveyors & Rural Business Consultants

On the instructions of the Executors and Trustees of the Late Percy Gerald Fallowes
We are pleased to offer

FOR SALE by Private Treaty as a whole or in six lots

59.40 hectares (146.7 acres) or thereabouts (Lots 1-5)
LAND AT MANOR FARM, NORTON-JUXTA-TWYXCROSS, LEICESTERSHIRE, CV9 3QB

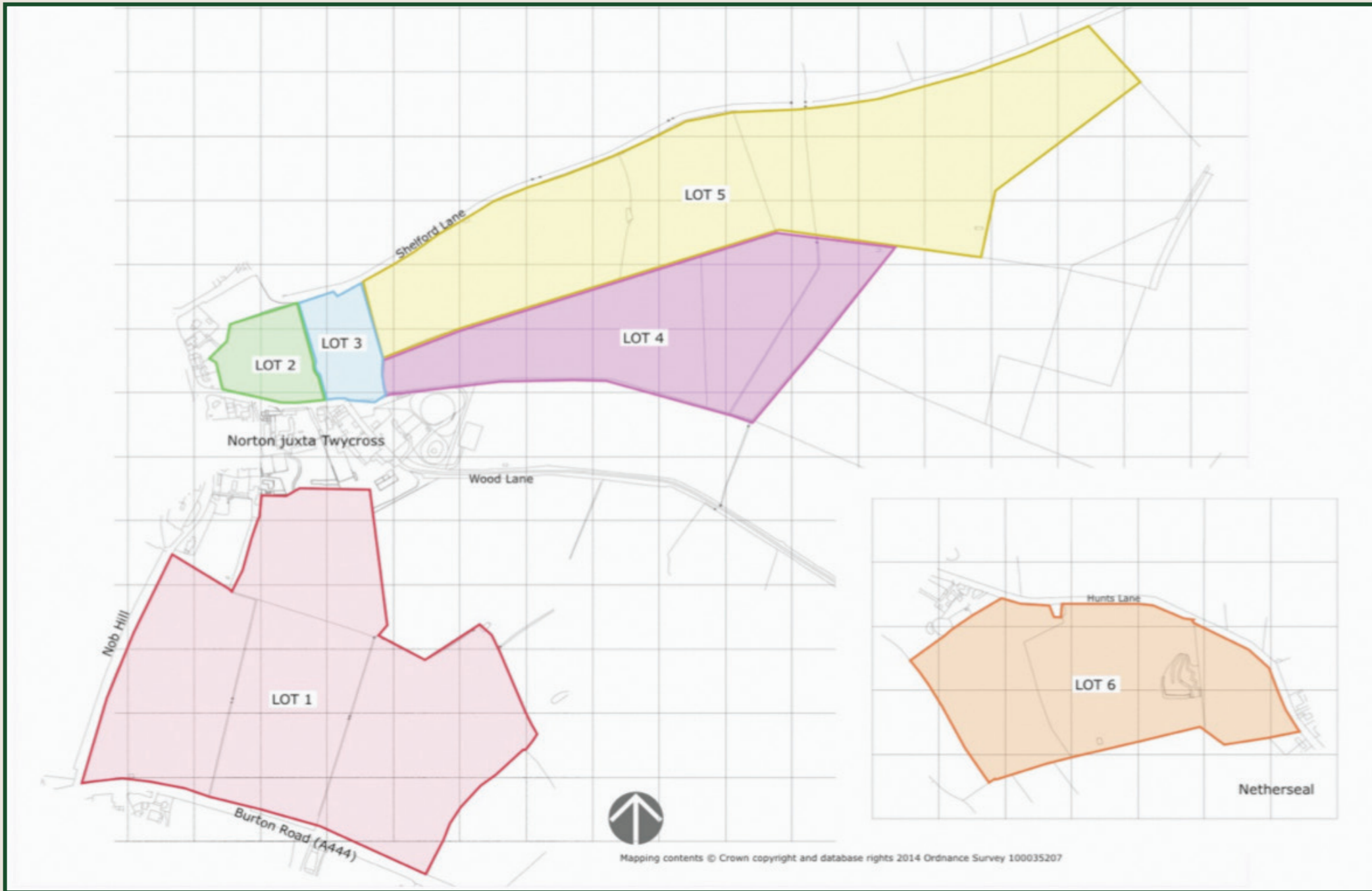
AND

10.30 hectares (25.45 acres) or thereabouts (Lot 6)
LAND AT HUNTS LANE, NETHERSEAL, DERBYSHIRE

WITH VACANT POSSESSION ON COMPLETION

Sansom Hamilton & Co. The Estate Office, Barns Heath Farm Appleby Magna, Swadlincote, Derbyshire DE12 7AJ

Tel: **01530 272791 & 01530 274548** Email: indh@sansomhamilton.co.uk www.sansomhamilton.co.uk



LAND AT MANOR FARM NORTON-JUXTA-TWYXCROSS

DESCRIPTION

59.40 ha (146.7 acres) or thereabouts of arable and grassland to be sold in five lots together with 59.38 entitlement units under the Basic Payment Scheme.

All the land is Grade 3.

LOTING

LOT 1: (shaded pink on the plan) Title No: LT381089
22.72 ha (56.14 acres), fronting to the A444 towards Twycross Zoo and along Norton Lane (from the A444 to the Norton village).

Comprises four enclosures:

SK3206 3548	5.86 ha	arable
SK3206 5241	5.50 ha	arable
SK3206 7237	7.52 ha	arable
	8.88 ha	(18.88 ha BPS eligible)
SK3206 5767	3.84 ha	grassland
	22.72 ha	(22.72 ha BPS eligible)

Guide Price: £675,000

LOT 2: (shaded green on the plan) Title No: LT384378
1.84 ha (4.55 acres), corner field nearest the village accessed off Wood Lane,

SK3206 5199	1.84 ha	arable
	1.84 ha	BPS eligible

Guide Price: £68,000

LOT 3: (shaded blue on the plan) Title No: LT381089
1.67 ha (4.13 acres), grass field accessed off Wood Lane

SK3206 6298	1.67 ha	grassland
	1.67 ha	BPS eligible

Guide Price: £62,000

LOT 4: (shaded mauve on the plan) Title No: LT381089
11.36 ha (28.07 acres), comprising two fields accessed off Wood Lane:

SK3206 9298	6.20 ha	arable
SK3307 2307/3307	5.16 ha	grassland
	11.36 ha	(11.36 ha BPS eligible)

Guide Price: £340,000

LOT 5: (shaded yellow on the plan) Title No: LT381089
21.81 ha (53.89 acres), arable land fronting to Shelford Lane

SK3207 8815	6.59 ha	arable
SK3307 1323	4.00 ha	arable
SK3307 2727	1.57 ha	arable
SK3307 5231	9.65 ha	arable
	21.81 ha	(21.79ha BPS eligible)

Guide Price: £650,000

Guide Price Lots 1-5: £1,795,000

Please Note that the following fields are subject to an uplift clause with a third party:

Lot 1: SK3206 5767
Lot 2: SK3206 5199

RIGHTS OF WAY

A Public Footpath in Lot 1

BUILDINGS, FIXTURES & FITTINGS

None

SPORTING RIGHTS

Included with each Lot

WAYLEAVES

Western Power Distribution electricity overhead transmission poles in Lot 2

STATUTORY UNDERTAKERS

Local Authority:

Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley,
Leicestershire
LE10 0FR

County Council:

Leicestershire County Council
County Hall
Glenfield
Leicester
LE3 8RA

Water:

Severn Trent Water

LAND AT HUNTS LANE NETHERSEAL DERBYSHIRE

DESCRIPTION

The 10.30 ha (25.45 acres) or thereabouts of Grade 2 arable land, comprise three fields offered as a single lot together with 10.29 entitlement units under the Basic Payment Scheme.

LOT 6: (shaded orange on the plan)
10.30 ha (25.45 acres) fronting to Hunts Lane

SK2713 8943	3.87 ha	
SK2813 0843	4.65 ha	
SK2813 2842	1.78 ha	
	10.30 ha	(10.29 ha BPS eligible)

Guide Price: £310,000

BUILDINGS, FIXTURES & FITTINGS

None

RIGHTS OF WAY

None known

SPORTING RIGHTS

Included

WAYLEAVES

None known

STATUTORY UNDERTAKERS

Local Authority:

South Derbyshire District Council
Civic Offices, Civic Way,
Swadlincote,
Derbyshire
DE11 0AH

County Council:

Derbyshire County Council
County Hall,
Matlock
Derbyshire
DE4 3AG

Water:

South Staffs Water

GENERAL

TENURE

All lots are to be sold with vacant possession on completion.

VIEWING

The majority of lots can be viewed from the public highway or by arrangement through the sole selling agents (tel: 01530 272791)

METHOD OF SALE

By Private Treaty either as a whole or in individual lots.

Prospective purchasers should make their offers in writing to the Selling Agents for the whole or the individual lots.

The Agents reserve the right to take matters to best and final offers by way of Informal Tender at their discretion.

DRAFT CONTRACTS

Draft Contracts of Sale will be available for inspection at the offices of either the Selling Agent or the Vendor's solicitor

RIGHT OF HOLDOVER

The Vendors reserve the right to holdover for the harvesting of the combinable crops in the event of a late harvest.

OVERAGE

All Lots will be subject to an overage clause for any planning consent for change of use from agricultural use.

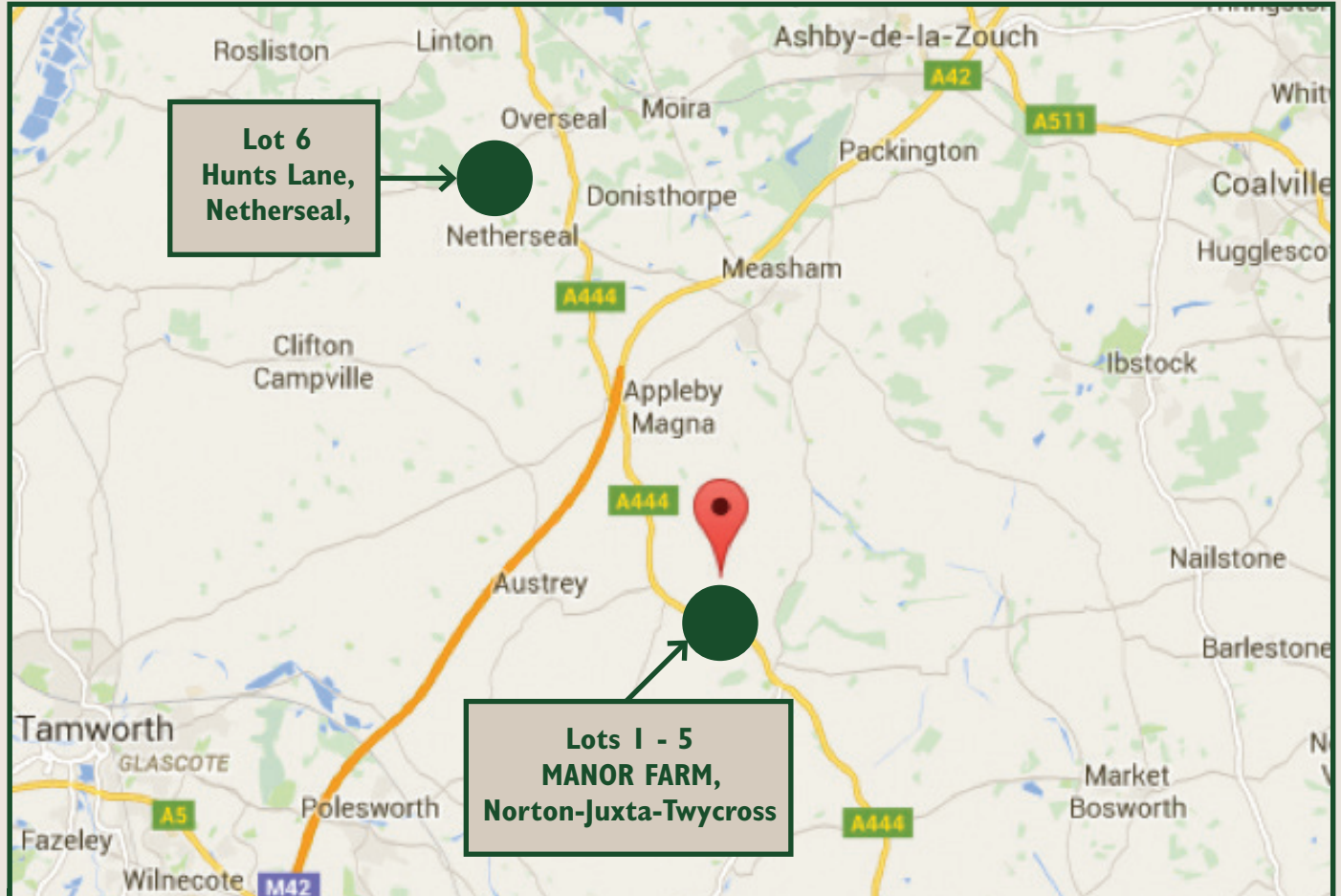
IMPORTANT NOTICE:

Sansom Hamilton & Co give notice that these particulars are produced in good faith as a general guide only and do not form part of an offer or any contract. No person within Sansom Hamilton & Co has any authority to make or give representation or warranty on any part or whole of the property offered for sale. Particulars and photographs taken in spring 2015. All plans are for identification purposes only. All areas are approximate and subject to survey by the purchasers. Prospective purchasers should satisfy themselves as to the accuracy of the details described.

THE VENDOR'S SOLICITOR

TALBOT & Co (Julie Footitt acting)
148 High Street
Burton on Trent
Staffs DE14 1JY
Tel: 01283 564716
Fax: 01283 510861
DX: 10717 Burton on Trent 1

LOCATION



Directions to Manor Farm, Norton-Juxta-Twycross

The land is situated approximately 3 miles from the M42/A42/A444 interchange south of Ashby de la Zouch, lying on the edge of the rural village of Norton-Juxta-Twycross.

From M42/A42 roundabout proceed along the A444 towards Nuneaton/Atherstone/Twycross. Opposite Twycross Zoo turn left to Norton-Juxta-Twycross village.

From Nuneaton/Atherstone/Twycross proceed along A444 towards Burton-on-Trent and M42/A42/A444 interchange. About a mile after leaving Twycross turn right to Norton-Juxta-Twycross village. Lot 1 lies on the right hand side.

From Ashby de la Zouch to Twycross road, B4116, after passing through Snarestone after about a mile take the first turning to the right along Shelford Lane towards Norton-Juxta-Twycross. Lot 5 lies on the left hand side.

In Norton-Juxta-Twycross village turn into Wood Lane, which gives access to Lots 2, 3 & 4 opposite Manor Farmhouse and yard.

Directions to Hunts Lane, Netherseal

From the A444 (approaching from either Burton on Trent or from the M42/A42/A44 interchange directions) at Acresford take the turning to Netherseal. From Main Street in the centre of Netherseal turn into Clifton Road and then right into Hunts Lane. The land comprising Lot 6 lies on the left hand side.