



Land at Barns Heath Farm

Appleby Magna, Swadlincote, Leicestershire

A ring-fenced block of Grade 2 arable land in a desirable area of West Leicestershire

Land at Barns Heath Farm, Snarestone Road, Appleby Magna, Swadlincote, Leicestershire, DE12 7AJ

Ashby-de-la-Zouch: 6 miles, Swadlincote: 9 miles, Tamworth: 10 miles, Hinckley: 16 miles, Leicester: 19 miles



234.82 ACRES
(95.05 HA)



FREEHOLD



£2,750,000



Situation

The Land at Barns Heath is situated west of Appleby Magna and is accessed from Snarestone Road. The land is 1.5 miles from junction 11, M42 which gives easy access further afield to the towns of Tamworth and Ashby-de-la-Zouch.

The farmland

The land at Barns Heath Farm is a combination of arable (201.27 acres), woodland (29.85 acres) along with various wetlands, ponds and streams which occupy 3.32 acres of the farm. The land is in a ring fenced block, and benefits from a well-maintained stoned access track adjoining the road, and additional internal tracks to access the various parcels. The land is generally level,

The land is classified by the Agricultural Land Classification of England & Wales as Grade 2, making it “very good” farmland. The soil is classified by the Soil Survey of England & Wales within the Hodnet soil series, which is described as a fine and coarse loamy soil with slowly permeable subsoils. The Hodent soil series is deemed suitable for a variety of cropping including cereals, sugar beet & potatoes.

Cropping schedule

The cropping for the arable land is as follows:

| Field No. | 2022 | 2023 | 2024 | 2025 |
|-----------|---------------|--------------|--------------------|--------------|
| 1529 | Winter Barley | Oilseed Rape | SFI & Winter Wheat | SFI & Maize |
| 3505 | Winter Barley | Oilseed Rape | Winter Wheat | Maize |
| 4710 | Winter Barley | Oilseed Rape | Winter Wheat | Winter Beans |
| 5535 | Winter Barley | Oilseed Rape | SFI | SFI |
| 7877 | Winter Barley | Oilseed Rape | Winter Wheat | Winter Beans |
| 8548 | Winter Barley | Oilseed Rape | Winter Wheat | Winter Beans |
| 9974 | Potatoes | Winter Wheat | Rye | Maize |

General

Method of sale: Land at Barns Heath Farm is offered for sale as a whole by private treaty. Subject to holdover to harvest the maize as outlined below. Further details are available from the vendor’s agent.

Holdover: Parcels 9974, 3505 and part of 1529 are drilled with Maize and therefore holdover would be needed on these parcels to harvest the maize. The vendor does not require holdover of other areas.

Services: The land is not believed to be connected to any mains services.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is a public footpath across the land. There is a permissive footpath across part of the wetland and woodland. Further details are available from the vendor’s agent.

The purchaser will be granted a right of access for all purposes at all times on the access track marked as a dashed brown line on the sale plan.

A third party has a right of access across part of the land to access the wind turbine which is not included in the sale. Further information is available from the vendor’s agent.

Schemes: The land is in a Suitable Farming Incentive Agreement which is not transferable on the sale. The woodland is entered into a Woodland Management Agreement.

Designations: The River Mease is a Site of Special Scientific Interest, and the river runs through the land. The land is set is also in a Nitrate Vulnerable Zone (NVZ).

Ingoing valuation: In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, sub soiling, moling and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost; All seeds, sprays, fertilisers, fuel, oil and other consumables in store at invoice cost. Enhancement of £30/ acre/ month from the date of establishment to completion. Lime and chalk applied since the last harvest at invoice cost of the materials and spreading.

Early Entry: Early Entry may be permitted on to fields that have been harvested at the purchasers own risk following exchange of contracts. Further details are available from the vendor’s agent(s).

Sporting, timber and mineral rights: All sporting & timber rights are included in the freehold sale, in so far as they are owned. It is understood that the mineral rights and the rights to work them are excluded from the sale as they are owned by a third party.

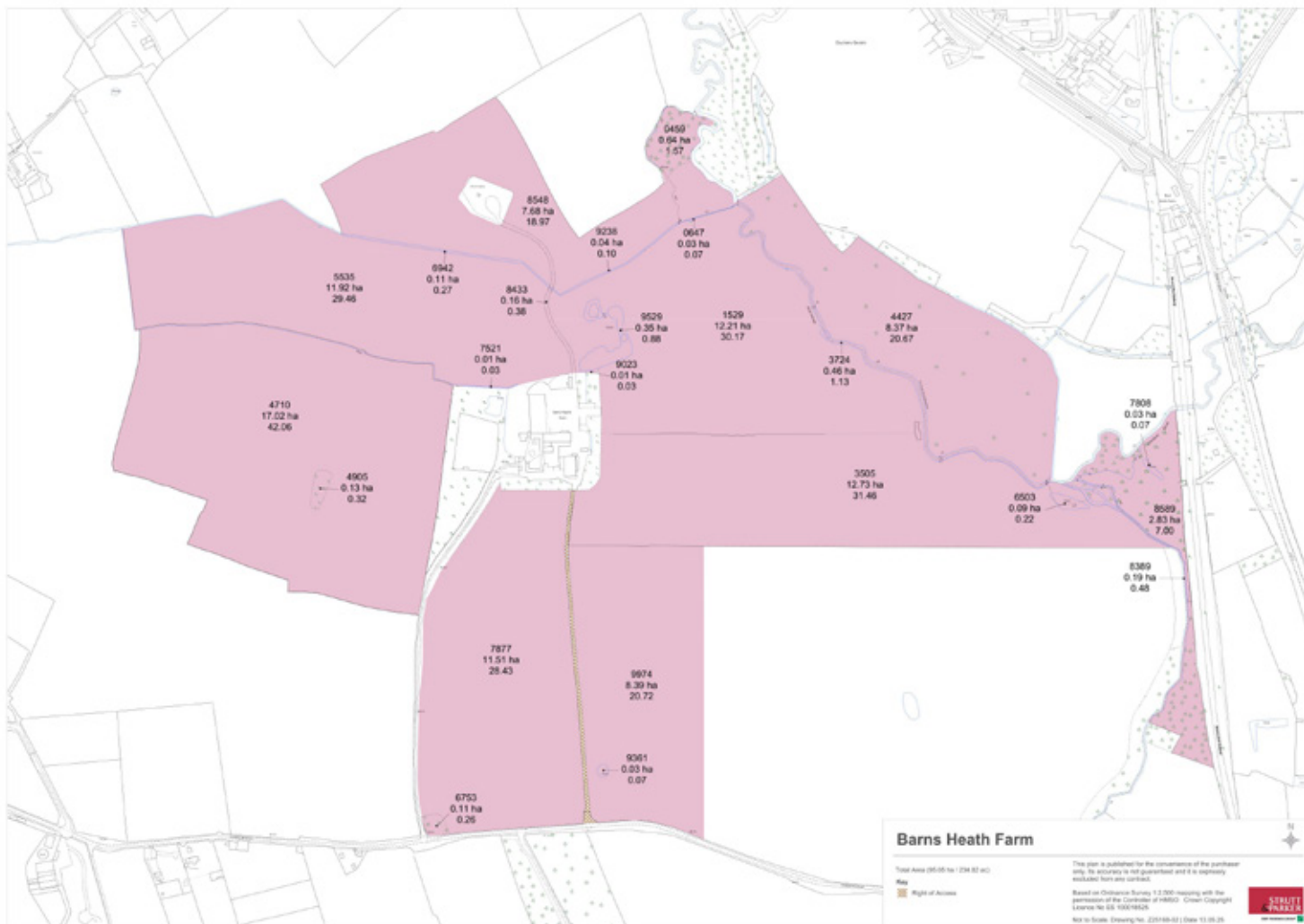
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Fixtures and fittings: All items usually regarded as tenant’s fixtures and fittings and equipment, including farm machinery are specifically excluded from the sale.

Local authority: North West Leicestershire District Council and Leicestershire County Council.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.





Overage: The land is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. If development takes place under the Town and Country Planning (General Permitted Development) (England) Order 2015 Class or any subsequent act or change to the regulations then this will be a trigger event for overage. This overage will be effective for 25 years from the date of completion of the sale and will be payable on the implementation of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 25% of the increase in value resulting from that consent.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Roythornes, Stuart House, St John's Street, Peterborough, PE1 5DD

Postcode: DE12 7AJ

What3Words ///songbird.strut.giggled

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Stamford.

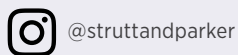
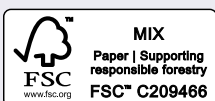
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Stamford Estates & Farms

5 South View, Stamford, PE9 2JL

01780 484040

stamford@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

