



**Filer
Williamson**
LIMITED

RURAL PRACTICE
SURVEYORS

Agricultural Land off Heage Lane, Etwall, Derbyshire

**13.07 Acres / 5.29 Hectares of Agricultural Land off Heage Lane, Etwall, Derbyshire
For Sale by Informal Tender - Tender Deadline 12 Noon - 2nd May 2025**

Surveyors | Land Agents | Auctioneers | Valuers | Rural Consultants | Planners

Agricultural Land extending to some 13.07 Acres / 5.29 Hectares off Heage Lane, Etwall, Derbyshire.

Guide Price: £12,500 - £15,500 Per Acre

OVERVIEW

- 13.07 Acres | 5.29 Hectares
- Potential for a variety of uses (Subject to Planning)
- Water is situated in Heage Lane
- Agricultural Land has road frontage & 2 Access Points
- Good size enclosure

LOCATION

The Agricultural Land is situated in a rural location to the North of the village of Etwall, Derbyshire, located off Heage Lane near the A516.

Having good transportation links to both local and national highway networks.

Access to the Land is via the Public Highway (Heage Lane).

Ashbourne (12 Miles) – Derby (6.6 Miles)
Uttoxeter (14 Miles)

DESCRIPTION

An opportunity to acquire a useful parcel of Agricultural Land forming a single enclosure.

The Land has been in an arable rotation in recent years as part of a larger holding with the previous arable crop being Maize.

The boundaries are predominately established hedgerows.

TENDER

**TENDER TO ARRIVE NO LATER THAN 12 NOON
2ND MAY 2025**

Prospective Purchaser(s) should request a Tender Application Form from the Filer Williamson Office.

RIGHT OF WAY, WAYLEAVES & EASEMENTS

The Agricultural Land is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cables, plyons or other easements, restrictions or obligations whether or not the same are described in these Particulars of Sale.

The purchaser will have the right to connect to the existing water supply pipe crossing the land for agricultural purpose only.

TIMBER, MINERAL & SPORTING RIGHTS

As far as we are aware, the sale includes all the Timber, Mineral & Sporting Rights that may exist on the property.

SERVICES

There are no services connected to the Property.

It is understood that there is mains water in Heage Lane, Potential Purchasers are to make their own enquiries and satisfy themselves as to the above.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register, it is understood the Vendor / Land Owner have claimed the 2024 & 2025 (De-linked) Basic Payment Scheme Payment upon the land.

As a result of the De-linking of BPS Payments from land use, the Entitlements will not be transferred to the incoming Purchaser(s).

SOIL CLASSIFICATION

The land is recorded on the Land Classification Series for England & Wales as Grade 3.

(Good to moderate)

Grade 1 being the best, Grade 5 being the worst.



CONTACT INFORMATION

Tel: 01283 734043
Email: enquiries@filerwilliamson.co.uk

TENDERS

Tenders must be for a fixed sum and provided in writing on the Tender Form. Following communication with the Vendor / Owner a decision will be made and any person who has submitted a Tender will be notified in writing of the outcome accordingly. Please note the Vendor / Owner are not obliged to accept the highest or indeed any Tender Submitted.

TENURE & POSSESSION

The Agricultural Land is offered Freehold with Vacant Possession upon Completion.

EARLY ENTRY PROVISION

Early entry to the land will be granted for cropping purposes upon the Agent receiving a 10% non-returnable deposit.

MONEY LAUNDERING REGULATIONS

Filer Williamson Limited must comply with Anti Money Laundering Legislation. As part of the requirements, Filer Williamson Limited must obtain evidence of the identity & proof of address of Prospective Purchasers prior to an offer being accepted, all parties who are purchasing must provide the evidence.

LAND SCHEDULE

Land Parcel ID	Acres (Ac)	Hectares (Ha)	Description
SK 2734 8639	13.07	5.29	Agricultural Land
Total Land:	13.07 Ac	5.29 Ha	

BOUNDRIES

The boundaries are as shown edged red on the Sale Plan, the boundaries are predominately established hedgerows.

ACCESS

Access to the Agricultural Land is via the adjoining Public Highway (Heage Lane)

LOCAL AUTHORITY

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

Tel: 01283 595 795

VIEWING

The land may be viewed during daylight hours when in possession of a copy of these particulars of sale, care should be exercised when viewing.

Viewing strictly by foot / walking, keeping to the Land Parcel boundaries.

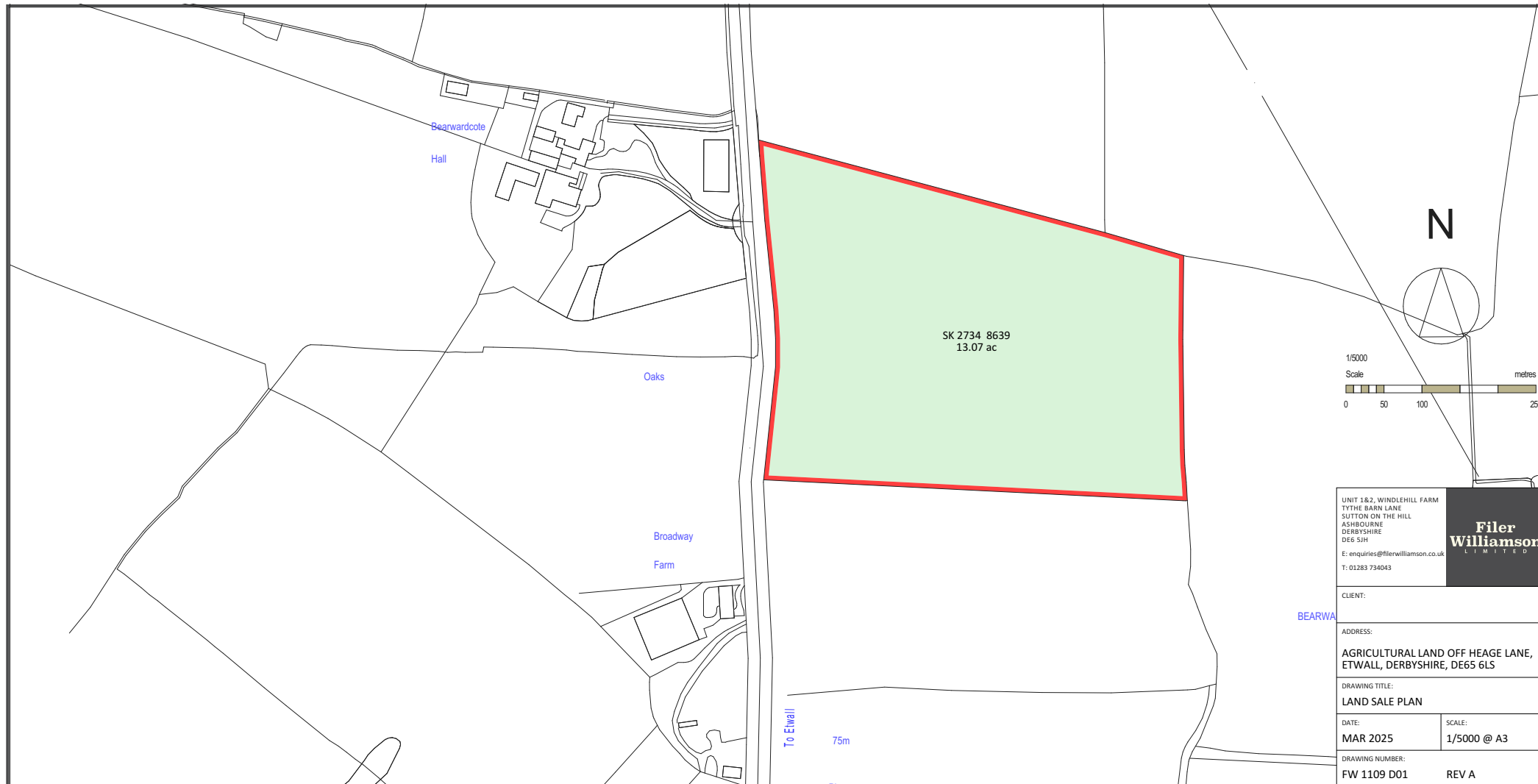
Strictly **NO** Vehicles – Viewing is at the person's own risk.

DIRECTIONS

Postcode: DE65 6LS
What 3 Words: nightcap.clever.swing



Location Plan



Sale Plan (Identification Purposes Only)