



**FOR SALE - Offers Invited over £105,000**



**Agricultural Pasture or Amenity Land**  
**Land off Balmoral Court, Hemington, Derby, DE74 2PX**

Redline for indicative purposes only

# Land off Balmoral Court, Hemington, Derby, DE74 2PX

An opportunity to acquire approx. 5.92 acres (2.39 ha) of agricultural pasture or amenity land, on the edge of the highly desirable village of Hemington, near Castle Donington in North West Leicestershire.

## LOCATION

The Land adjoins the popular village of Hemington closely situated to Castle Donington. It is easily accessible from a number of other larger conurbations including Castle Donington (1.1 miles/1.7km), Nottingham (13.1 miles/21.0km) and Derby (10.5 miles/16.89km).

## DESCRIPTION

The Land comprises of a parcel of pasture land and associated accessway, lying to the East of Main Street accessed via Balmoral Court through an expansive tarmac access.

The Land benefits from Parkland trees with a mixture of fenced and hedge boundaries.

The Property is offered for sale as a whole (title number LT332698).

## TENURE

The Land is offered freehold with vacant possession available on completion.

## VALUE ADDED TAX

Exemption to VAT has not been waived on the site and VAT is therefore not chargeable on the purchase price; however, the Vendors reserve the right to elect to charge VAT at any time.

## METHOD OF SALE

The Land is offered for sale as a whole by Private Treaty. Offers invited over £105,000 and all bids should be provided to Mather Jamie Ltd in writing using the details provided.

## OVERAGE

An overage will be retained by the Vendors. The overage clause will specify that 50% of any increase in value of the land or buildings due to development (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the Vendors or their successors in title should such development occur within 35 years from the date of completion. The overage may be able to be triggered on multiple occasions.

## FLOOD RISK ASSESSMENT

The FRA confirms that the site lies within Zone 3 of the EA's Flood Map for Planning (indicating a <0.5% annual probability of flooding).

## ACCESS AND HIGHWAYS

The Land provides for vehicular access off Balmoral Court. A management company is responsible for the accessway maintenance; it is believed the purchaser will have unrestricted access.

## SERVICES

It is understood that there are currently no electrical or water connections to the Land. A known sewer services three properties to the South East of the Property. Further details can be provided upon request.

## WAYLEAVES, COVENANTS, EASEMENTS AND RIGHTS OF WAY

The Land is sold subject to all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

## LOCAL AUTHORITIES

North West Leicestershire District Council  
Website: [customer.services@nwleicestershire.gov.uk](mailto:customer.services@nwleicestershire.gov.uk)  
Tel: 01530 454545

## VIEWINGS

Any person may view the site during daylight hours with a copy of these particulars to hand. Neither the vendors nor the agents are responsible for the safety of those viewing the property, and any persons taking access do so entirely at their own risk.

## ENQUIRIES

For further information with regard to the site, please contact: -

**Agent:** **Mather Jamie Ltd**; 3 Bank Court, Weldon Road, Loughborough, Leicestershire LE11 5RF

**Contact:** **Sam Woodhouse**

**Tel:** 01509 233433

**E-mail:** [sam.woodhouse@matherjamie.co.uk](mailto:sam.woodhouse@matherjamie.co.uk)

## AGENTS' NOTE

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide.

## IMPORTANT NOTICE

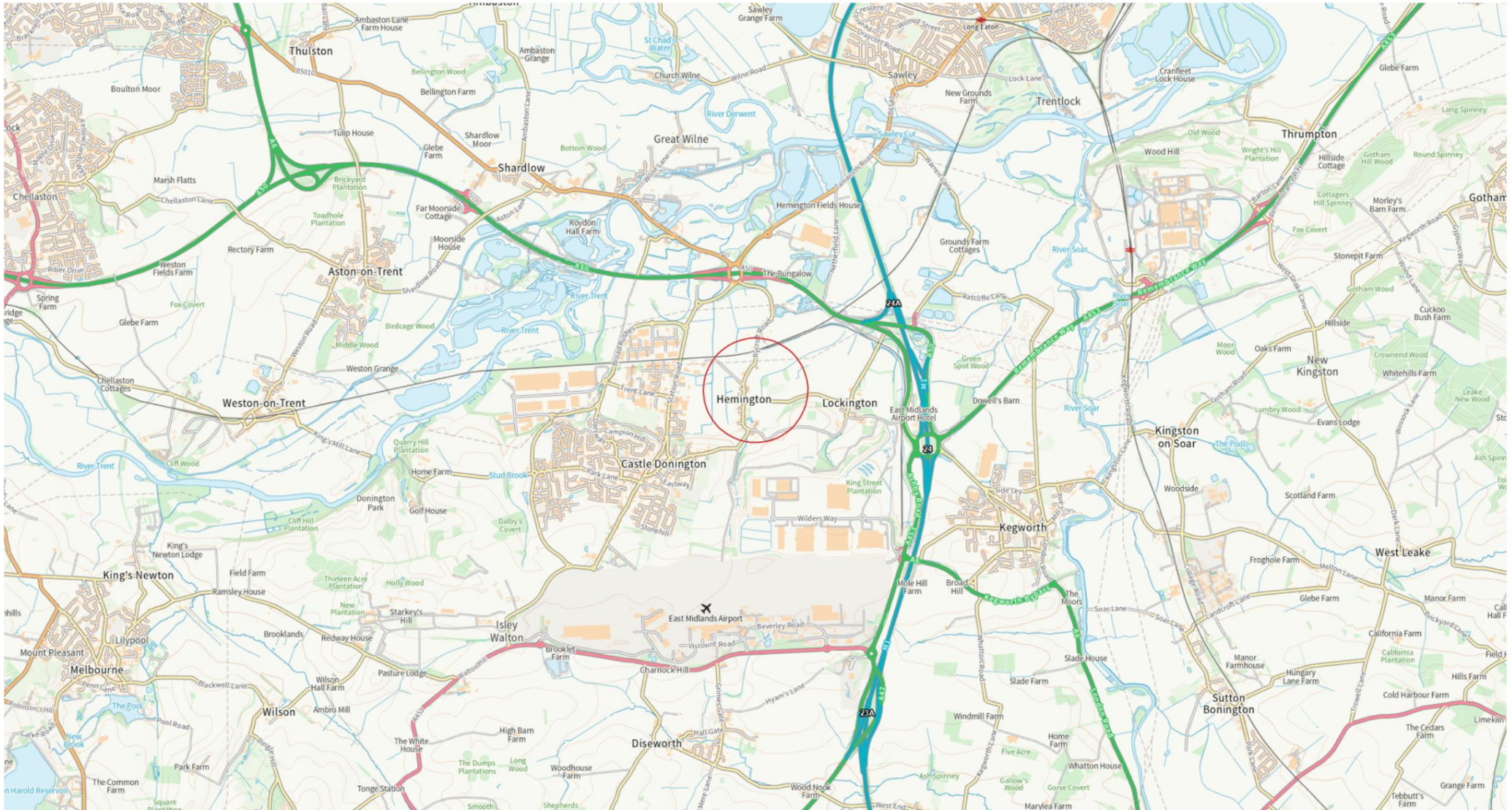
All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued November 2023.



Indictative purposes only



Produced on Jul 28, 2023.  
 © Crown copyright and database right 2023 (licence number 100059532)



1000 m  
 Scale 1:56555 (at A4)





Produced on Nov 17, 2023.  
 © Crown copyright and database right 2023 (licence number 100059532)



50 m  
 Scale 1:1500 (at A4)



