



Land off Badby Lane, Staverton, Nr Daventry, Northants, NN11 6DE

Land area approximately 9.02 acres (3.65 hectares)

Single parcel of permanent pasture just outside the village of Staverton

**HOWKINS &
HARRISON**

Land off Badby Lane, Staverton, Northants, NN11 6DE

Situation

The land is situated approximately 1 mile East of the Northamptonshire village of Staverton, approximately 3 miles south of the town of Daventry. The land is accessed via Badby Lane, with a gated access set back from the highway. The land is in close proximity to the A45 link road between the M1 and M45 providing good highway connectivity.

The location is shown in more detail on the site plan.

Description

The land is a well-established parcel of permanent pasture with mature hedgerow around all boundaries. The land could be used for a variety of purposes subject to obtaining the necessary planning permission. The land is classified as Grade 3. The property is accessed off Badby Lane, with a gated entrance set back from the highway on the southern boundary.

General Information

Tenure & Possession

The property is offered for sale freehold with vacant possession being given upon completion.

Services

The property is understood to benefit from a mains water connection. None of the above services have been tested and purchasers should note that it is their sole responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of the aforementioned services.

Overage

The vendor will impose an overage clause of 30% of the uplift in value of the land as a consequence of any planning permission (excluding agricultural or equestrian use) for a period of 30 years.

Lotting

The property is being offered for sale as a whole but can be offered in lots by negotiation. The vendor reserves the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from sale without prior notice.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or their agents in respect of any error, omissions or mis-description. The plan is for identification purposes only.

Method of Sale

The property will be offered for sale by private treaty.

Rights of Way etc

We are not aware of any rights of way, easements or wayleaves that benefit or affect the property in any way.

Basic Payment Scheme

The property is not registered for the Basic Payment Scheme due to it falling below the minimum claim size.

Boundaries & Fencing

All boundary ownerships where known will be transferred as part of the purchase.

Local Authority

West Northamptonshire Council Tel. 0300 126 7000

Vendor Solicitor

Details to be confirmed.

Viewing

Strictly by prior appointment with the agent, Tayla Harding

Tel. 01327 397979

tayla.harding@howkinsandharrison.co.uk

Closest Postcode is NN11 6DE



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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