



Land off Main Road, Shutlanger, Towcester,
NN12 7RU

HOWKINS &
HARRISON

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An exciting opportunity to acquire a block of arable land situated on the outskirts of the village of Shutlanger.

Features

- Productive arable land extending to approximately 18.14 acres.
- Outskirt of village location
- Freehold with vacant possession upon completion
- Good highway access

Location

The land is situated off the main road which passes through the village of Shutlanger. Shutlanger itself lies approximately 3.5 miles east of the market town of Towcester and 10 miles south of Northampton, both offering a wide variety of local and amenity services.

Towcester benefits from direct access to the A43 and A5, which gives access to the wider road network, with Junction 15 of the M1 approximately 5 miles north-east. Northampton has a mainline rail station providing direct access to London and the wider rail network.

The location is shown on the plan.



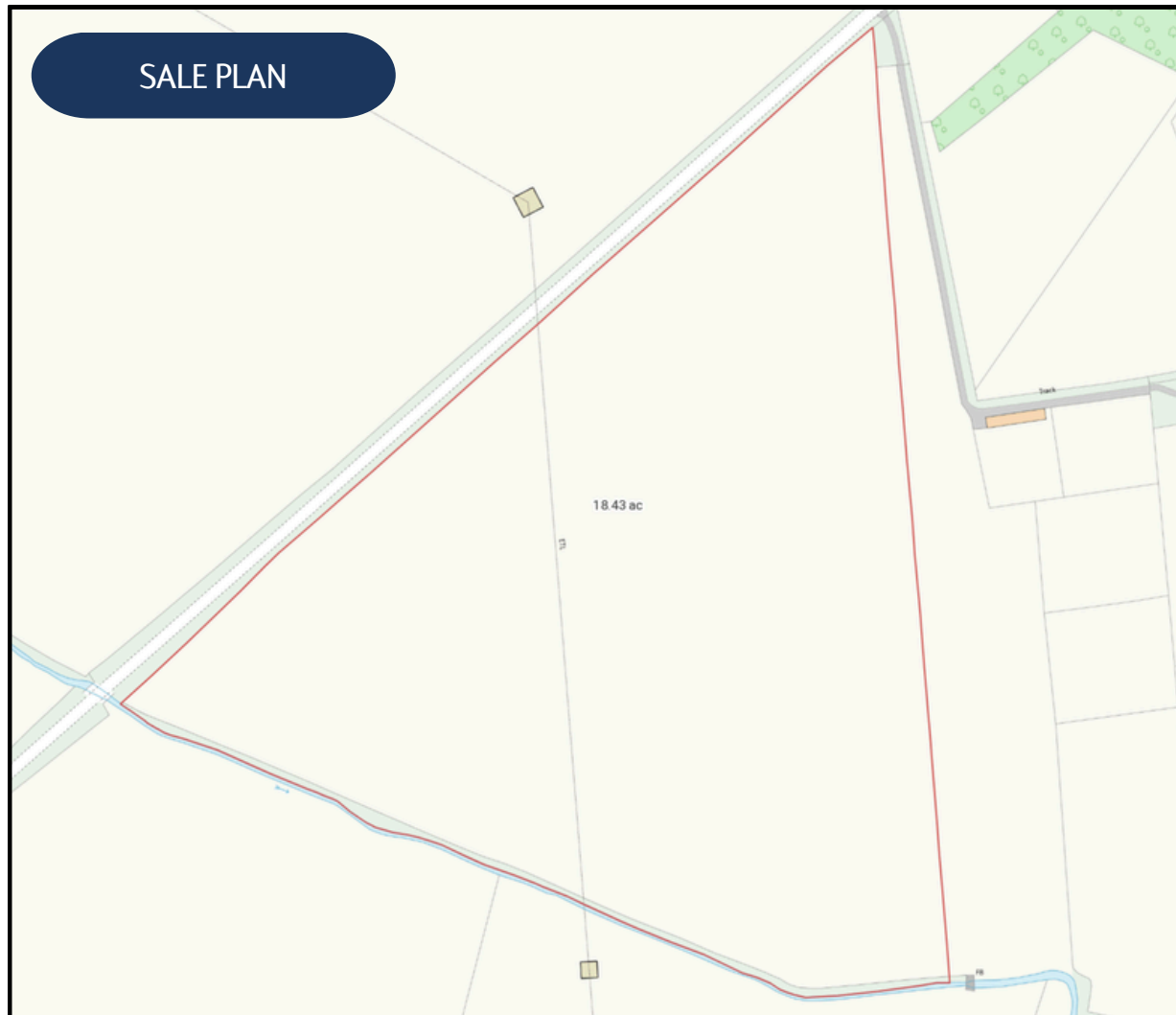
Description

The land is a single enclosure of arable land which extends to 18.14 acres (7.34 hectares) in total or thereabouts, with well-defined mature hedgerow and tree boundaries throughout and stock-proof fencing creating a boundary between the adjoining landowner to the east. The parcel has previously been cropped under rotation, with a maize crop being harvested earlier this autumn and currently remains fallow.

Access to the land is direct off the public highway known as Main Road which passes through Shutlanger village.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification Maps, being slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils with high fertility.

The property is available as a whole.



Overage Clause

The property will be sold subject to a development uplift clause which will reserve 30% of any increase in value on each and every non-agricultural or non-equestrian development that takes place within a period of 30 years from the date of sale.

Rights of Way Etc

The property has roadside frontage along the western boundary and can be accessed by vehicle directly from the main road which passes through the village of Shutlanger.

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves that may exist over the same whether disclosed or not.

Tenure & Possession

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

Services

The property doesn't not benefit from any connected services.

Purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchaser's own expense.

Title

The land is currently registered under title number NN351869..

VAT

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

Method of Sale

The property will be offered for sale by private treaty as a whole and interested parties should submit their offers to the Towcester Office.

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 the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Fixtures & Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded.

Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

Local Authority

West Northamptonshire Council – 0300 126 7000

What3Words

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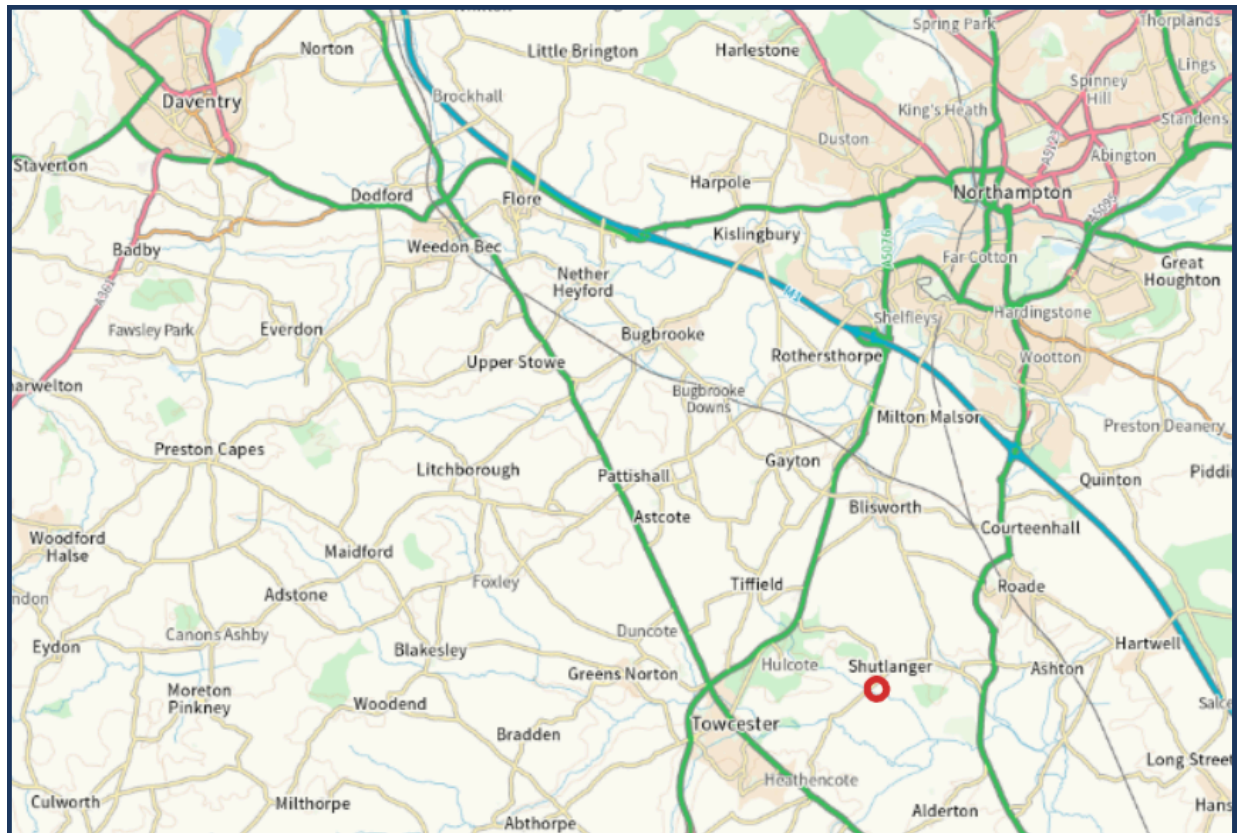
Viewing

Strictly by prior appointment via the selling agent.

Tayla Cave - Howkins & Harrison

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Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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