



Land to the southwest of Cornhill Manor, Bugbrooke  
Road, Pattishall Towcester, NN12 8LQ.

HOWKINS &  
HARRISON



# Land to the southwest of Cornhill Manor, Bugbrooke Road, Pattishall Towcester, NN12 8LQ.

An exciting opportunity to acquire a single parcel of pastureland with good access and road frontage extending to approximately 4.43 acres or thereabouts.

## Features

- Pastureland extending to approximately 4.43 acres.
- Frontage and access directly off Bugbrooke Road.
- Freehold with vacant possession upon completion.
- Potential equestrian use subject to obtaining the necessary planning permission.

## Location

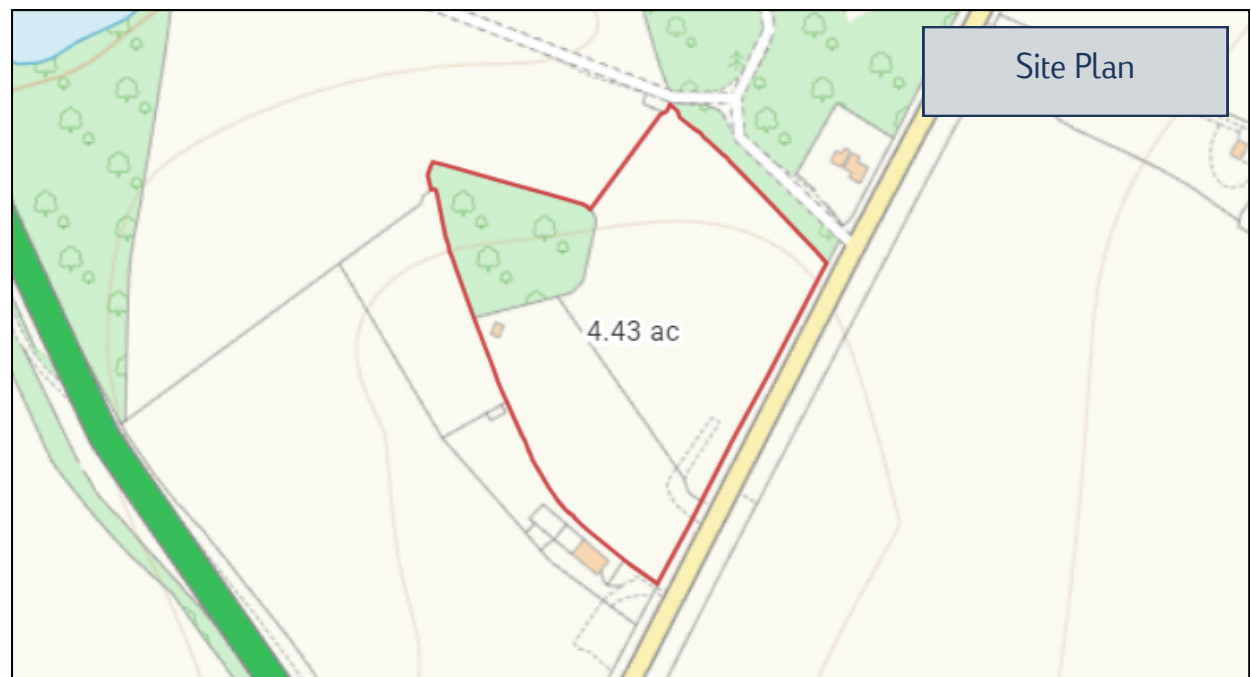
The land is located to between the Northamptonshire villages of Bugbrooke and Pattishall and can be accessed directly off Bugbrooke Road via the A5. The market town of Towcester is 4.5 miles to the south and Daventry (northwest) and Northampton (northeast) are 8 miles respectively, offering a wide variety of everyday services, amenities, and employment opportunities.

The land benefits from excellent road links with the A5, A43 and A45 providing access to the nearby motorway network of the M1 and M40. Northampton provides access to mainline railway services, providing access to London Euston and Birmingham New Street.

The location is shown on the plan.

## Travel Distances

- Daventry: 8 miles
- M1 J16: 4 miles
- Northampton: 8 miles
- Towcester: 4.5 miles
- Milton Keynes: 17 miles







## Description

The land is a single enclosure of level lying pastureland extending to approximately 4.43 acres (1.79 hectares) or thereabouts and is available as a whole. The land benefits from well-defined stockproof fencing and mature hedgerow boundaries throughout. The land benefits from a direct access off the highway known as Bugbrooke Road, with a gated entrance situated along the southern boundary, with an additional gateway onto the highway located in the eastern corner of the field. There is a small woodland copse area located in the northwestern corner of the field, which is fenced off from the remainder and has a gated entrance providing access.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being predominately freely draining slightly acid but base-rich soils with high fertility.

The land would be suited to agricultural or equestrian use subject to obtaining the necessary planning consents.

## Services

The vendor believes the land benefits from connections to a mains water supply.

Purchasers should make their own enquiries regarding the location of the mains service supplies. The cost of providing such services to the site will be at the purchaser's own expense.

## Tenure & Possession

The land is being sold Freehold from Title Number NN279935. The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

## Easements, Wayleaves and Rights of Way

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

## Overage Clause

The property will be sold with an overage clause to reserve 30% of any uplift in value attributed to each and every change of use or planning permission for a period of 30 years on the land. For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry use. Full details will be provided within the legal documentation.

## Sporting and Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.

## Plan, Area & Description

The plan is for identification purposes only.

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.

## Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

## Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Towcester office.

The vendors reserve 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 the sale without prior notice.

## Local Authority

West Northants District Council Tel: 0300 1267000

Northamptonshire County Council Tel: 01536 416409

Western Power Tel: 0800 6783 105

Anglian Water Tel: 03457 919 155

## What3Words

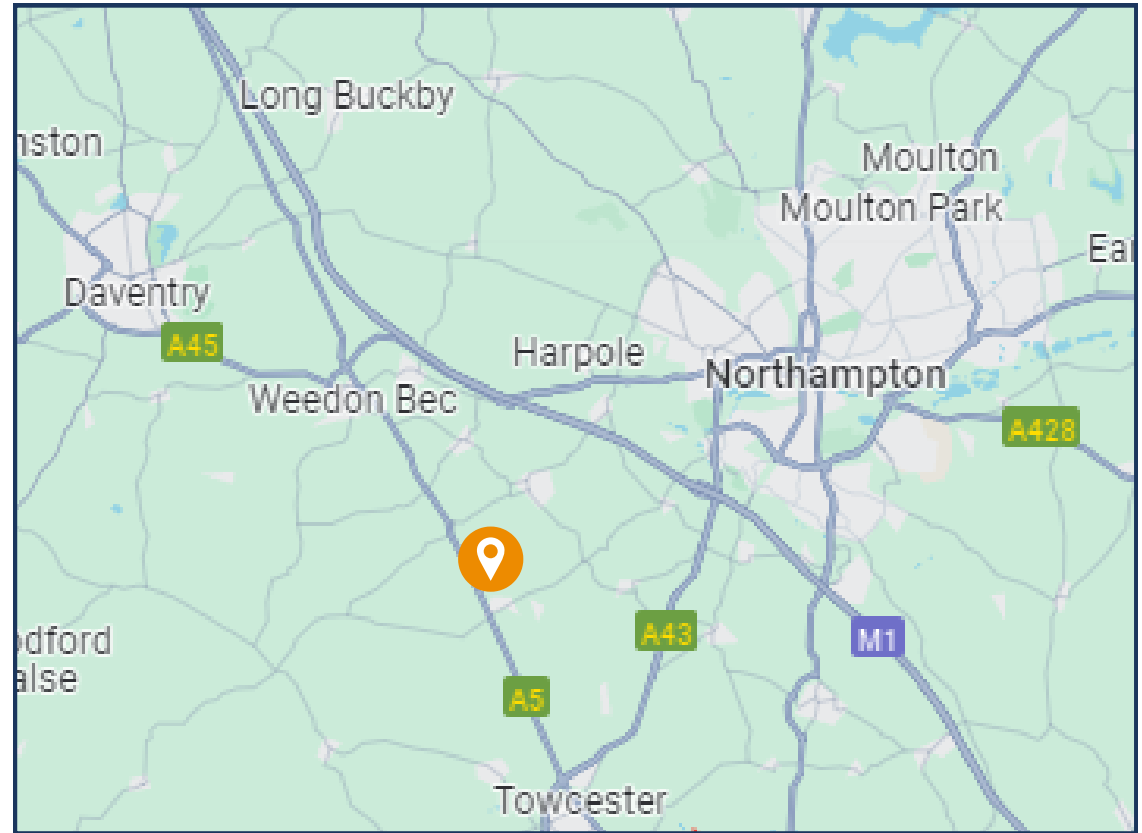
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## Viewing

Viewing is unaccompanied but by prior appointment via the selling agent:

Tayla Cave - Towcester Office:

01327 397979 | [tayla.cave@howkinsandharrison.co.uk](mailto:tayla.cave@howkinsandharrison.co.uk)



### 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.



Howkins & Harrison LLP  
98A Watling Street, Towcester, NN12 6BT

Email [towrural@howkinsandharrison.co.uk](mailto:towrural@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



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