



Land lying to the south of Hesketh Road, Yardley
Gobion, Northamptonshire, NN12 7TS

HOWKINS &
HARRISON

Land lying to the south of Hesketh Road, Yardley Gobion, Northamptonshire, NN12 7TS

An exciting opportunity to acquire a small enclosure of permanent pasture situated on the outskirts of the village of Yardley Gobion.

Features

- Pastureland extending to approximately 5.24 acres.
- Outskirt of village location.
- Freehold with vacant possession upon completion.
- Potential equestrian use subject to obtaining the necessary planning permission.

Location

The land is situated on the outskirts of the Northamptonshire village of Yardley Gobion and can be accessed via a right of access over third party land from the public highway known as Hesketh Road. The market town of Towcester is 6.5 miles northwest and Northampton is 12 miles north, offering a wide variety of everyday services, amenities and employment opportunities.

The land benefits from excellent road links with the A5, A43 and A508 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

- Towcester: 6.5 miles
- M1 J15A: 7 miles
- Milton Keynes: 8 miles
- Northampton: 12 miles
- Brackley: 16 miles





Description

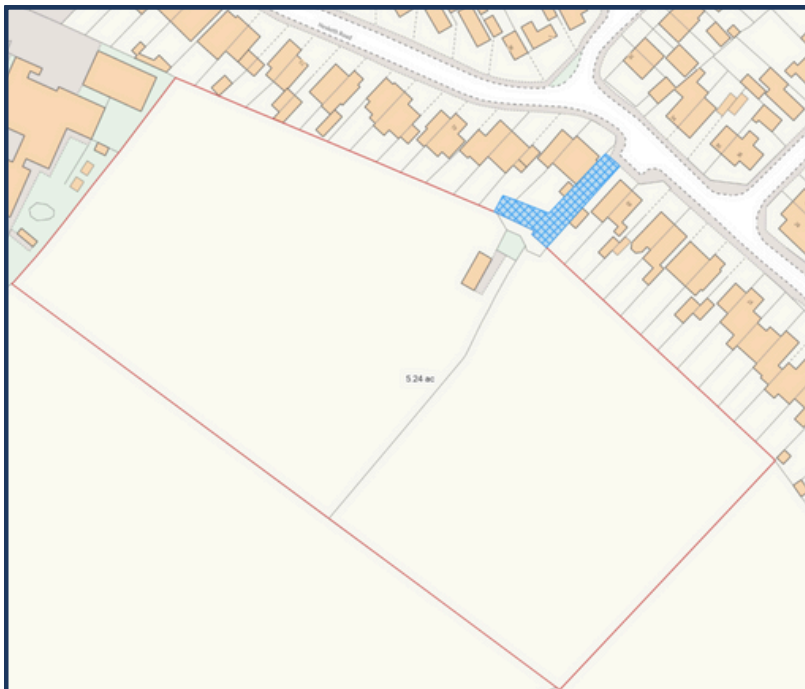
The land is a parcel of level lying pastureland extending to approximately 5.24 acres (2.12 hectares) or thereabouts, and is subdivided into two individual fields, which are available as a whole or in lots. The land benefits from well-defined stockproof fencing and mature hedgerow and tree boundaries throughout, with a gap in the hedge providing internal access between the two land parcels.

Access to the land is via a right of access over third party land, via a single track off Hesketh Road situated between No. 51 & 53 as shaded blue on the plan, with a separate gated entrance providing access into each land parcel. According to Natural England, the land is classified as Grade 2 on the Agricultural Land Classification maps, being lime-rich loamy and clayey soils with impeded drainage, but high fertility.

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

Tenure & Possession

The land is being sold Freehold from Title Numbers NN190840 and NN381897. The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.



Services

The vendor believes the land does not benefit from any connections to mains services.

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.

Easements, Wayleaves and Rights of Way

There are some overhead electricity lines crossing the property. 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.

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.

Sporting & Mineral Rights

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

Local Authority

West Northants District Council Tel: 0300 1267000
Northamptonshire County Council Tel: 0300 126 7000
Western Power Tel: 0800 6783 105
Anglian Water Tel: 03457 919 155

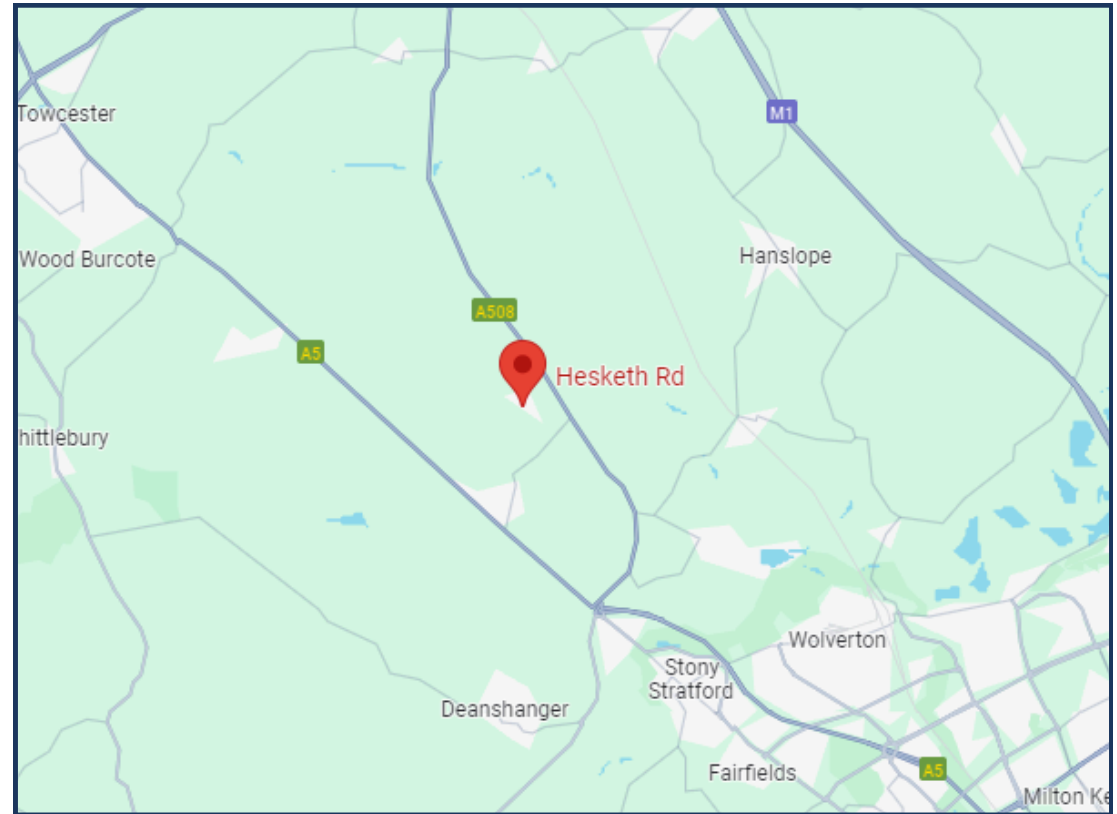
What3Words

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Viewing

Viewings are unaccompanied but must be arranged by prior appointment.

Tayla Cave - Towcester Office:
01327 397979 | 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.



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