



Land on the West side of the Banks, Long Buckby,
Northamptonshire, NN6 7QQ

HOWKINS &
HARRISON

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An exciting opportunity to acquire a single parcel of pastureland on the outskirts of the village of Long Buckby extending to approximately 6.17 acres or thereabouts.

Features

- Pastureland extending to approximately 6.17 acres.
- Access directly off The Banks.
- Freehold with vacant possession upon completion.
- Potential equestrian or alternative use subject to obtaining the necessary planning permission.

Location

The land is located to the north of the Northamptonshire village of Long Buckby and can be accessed directly off the public highway known as 'The Banks'. Long Buckby provides a wide variety of everyday services, amenities, and employment opportunities. The nearby market towns of Daventry (5.5 miles southwest) and Northampton (11 miles southeast) provide an extensive range of local amenities and services, together with education and employment opportunities. Both Long Buckby and Northampton provide access to mainline railways services providing access to London Euston and Birmingham New Street.

The land benefits from excellent road links with the A5, A45 and A428 providing access to the nearby motorway network of the M1 and M6.

The location is shown on the plan.

Travel Distances

- Daventry: 5.5 miles
- M1 J16: 9 miles
- Northampton: 11 miles
- Rugby: 12 miles
- Towcester: 14 miles





Description

The land is a single enclosure of pastureland which extends to 6.17 acres (2.50 hectares) in total or thereabouts, with a mixture of mature hedgerows and post and wire boundaries throughout. The land benefits from a direct access off the public highway known as 'The Banks', with a gated entrance sat back from the highway along the eastern boundary. Any purchaser should note that a third party claims a right of way over the property across the area hatched blue on the sales plan. More details will be given to a prospective purchaser.

There is a small copse of trees situated in the southern aspect of the field, along with a small, dilapidated brick building along the eastern boundary.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being slightly acid loamy and clayey soils with impeded drainage.

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

Services

We understand that the property does not benefit from any mains services connections.

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 & Rights of Way

Any purchaser should note that a third party claims a right of way over the property across the area hatched blue on the sales plan. More details will be given to a prospective purchaser.

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.

Sporting & Mineral Rights

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

Overage Clause

The property will be sold with a historic overage clause which reserves 50% of any uplift in value attributed to any change of use or planning permission for a period of 50 years from the date the deed was executed being the 29th of April 2021.

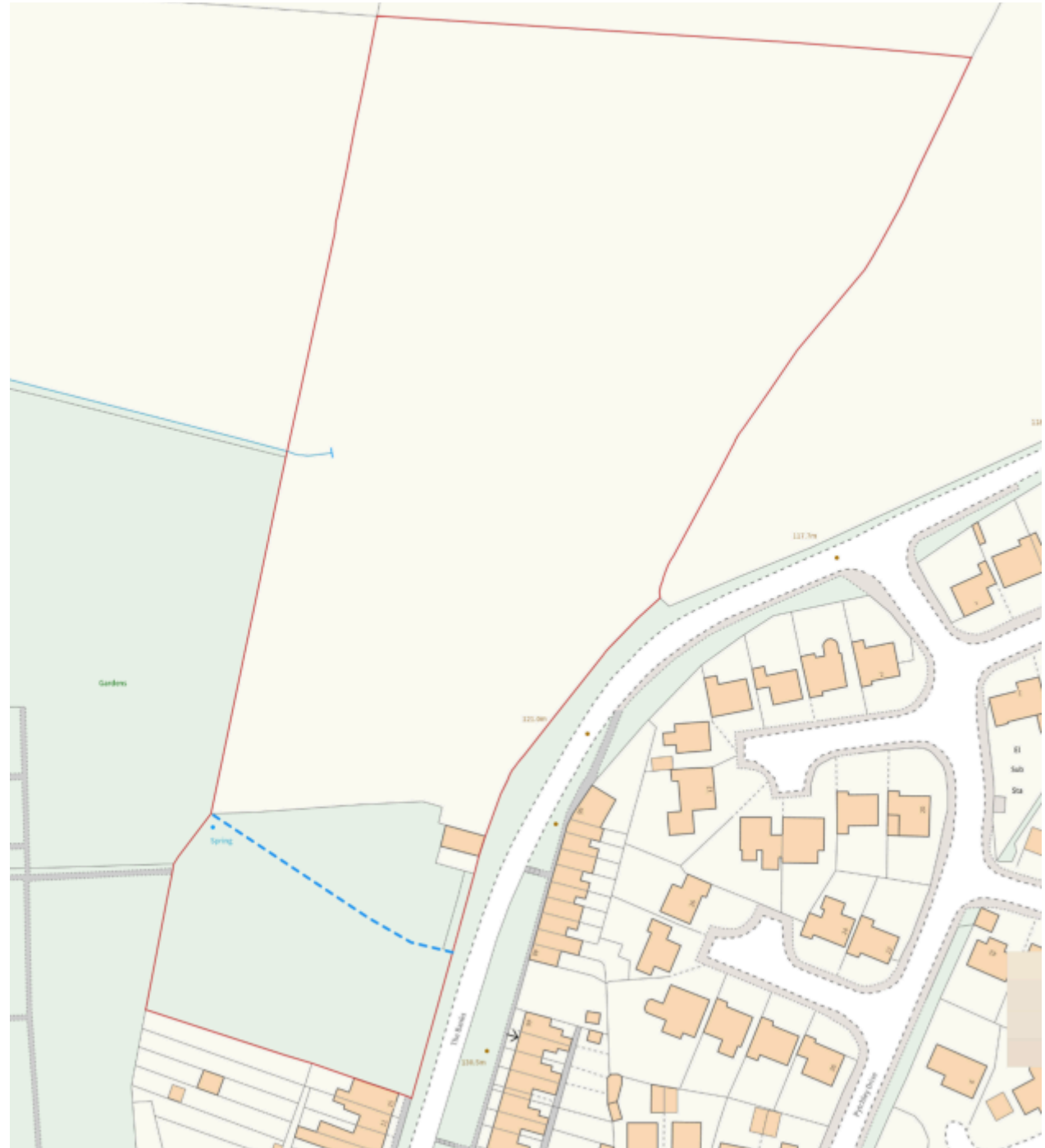
For the avoidance of doubt the overage will not be triggered by any agricultural, permitted equestrian or forestry use, at the earlier of either disposal of the property following the grant of planning permission or the date of an implementation of planning consent.

Full details will be provided within the legal documentation.

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.



Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) 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) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

Tenure & Possession

The land is being sold Freehold from Title Number NN268601. The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

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.

Local Authority

West Northants District Council Tel: 0300 1267000

Western Power Tel: 0800 6783 105

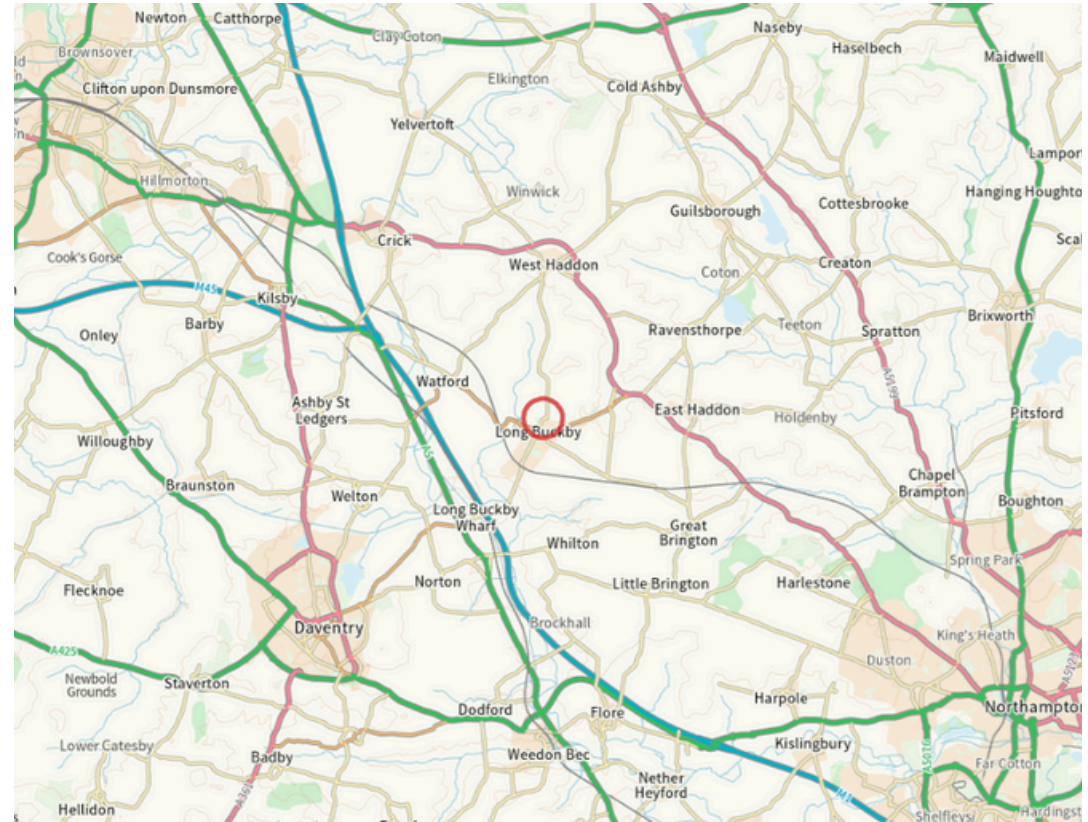
Anglian Water Tel: 03457 919 155

What3Words

///another.extreme.landowner

Viewing

Viewing is unaccompanied but by prior appointment through the agent's Towcester office on 01327 397979, or email 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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