



Land lying to the North of Stenhouse Close, Long  
Buckby, Northamptonshire, NN6 7YJ

HOWKINS &  
HARRISON

# Land lying to the North of Stenhouse Close, Long Buckby, Northamptonshire, NN6 7YJ

A strategically positioned parcel of land located on the outskirts of Long Buckby village with development and alternative use potential (subject to planning)

Extending to approximately 1.72 acres (0.70 hectares).

## Features

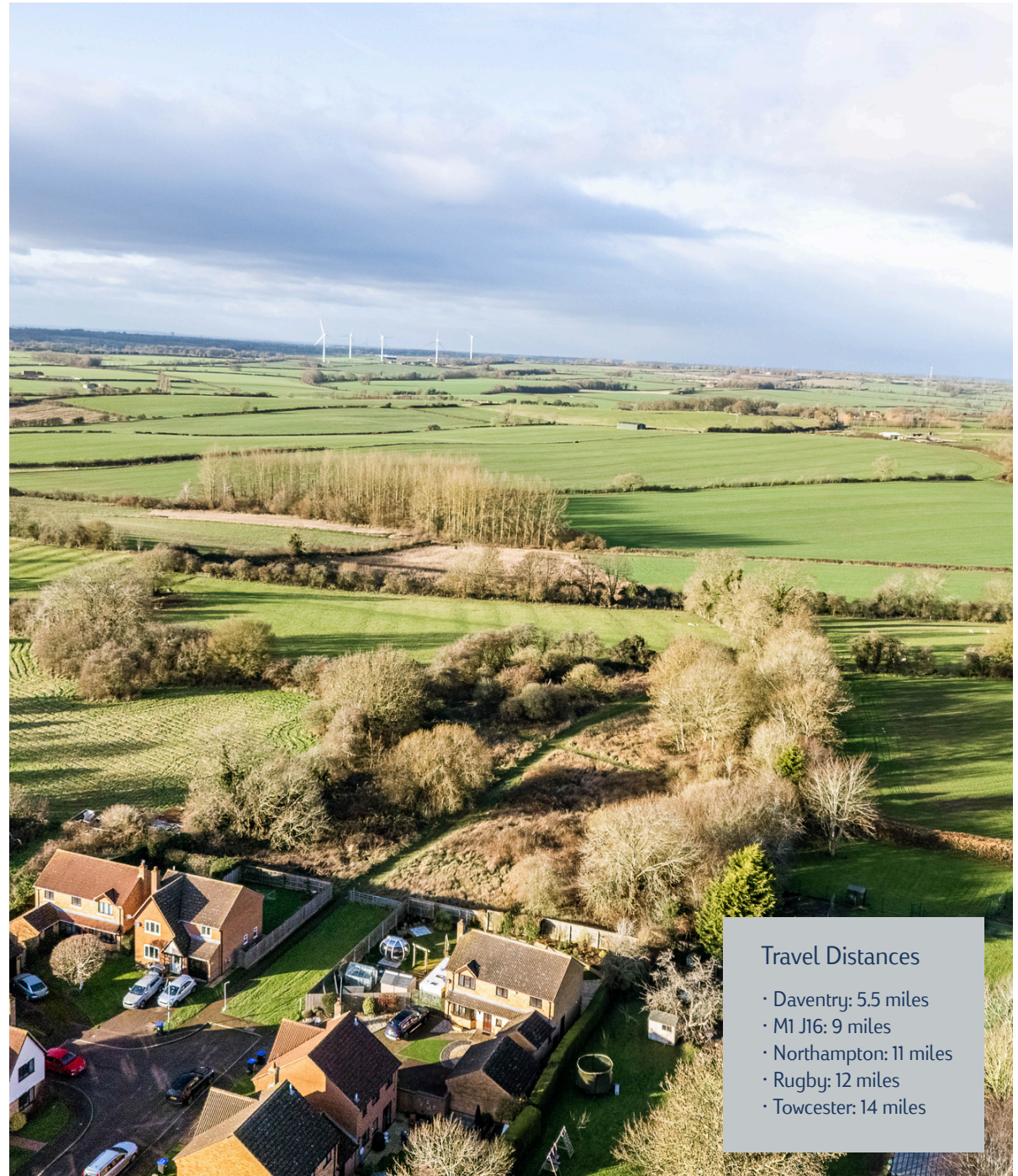
- Land extending to approximately 1.72 acres.
- Accessed via Stenhouse Close.
- Freehold with vacant possession upon completion.
- Potential development and alternative uses are subject to obtaining the necessary planning permissions.

## Situation

The land is situated on the immediate north-eastern side of the Northamptonshire village of Long Buckby and can be accessed via a gateway in the southern boundary onto the public highway known as Stenhouse Close. 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 pastureland extending to 1.72 acres (0.70 hectares) or thereabouts and can be accessed via Stenhouse Close, with a gateway situated in the southern boundary of the property.

The land is a single enclosure of permanent pasture extending to 13.84 acres (5.60 hectares) or thereabouts and can be accessed via Banbury Lane, with a gateway situated in the southern boundary of the property. The land benefits from a mixture of post and wire stock fencing and mature hedgerow and tree boundaries throughout.

It is to be noted that the vendor and their successors in title will retain a strip at a prescribed width of 50cm over the area hatched blue on the attached sales plan. According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil with moderate fertility.

It should be noted that the vendors understand there to be the presence of Japanese Knotweed on the property. A treatment programme has been put in place, with the first treatment being undertaken approximately 4 years ago. The land would be suited to agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consents.

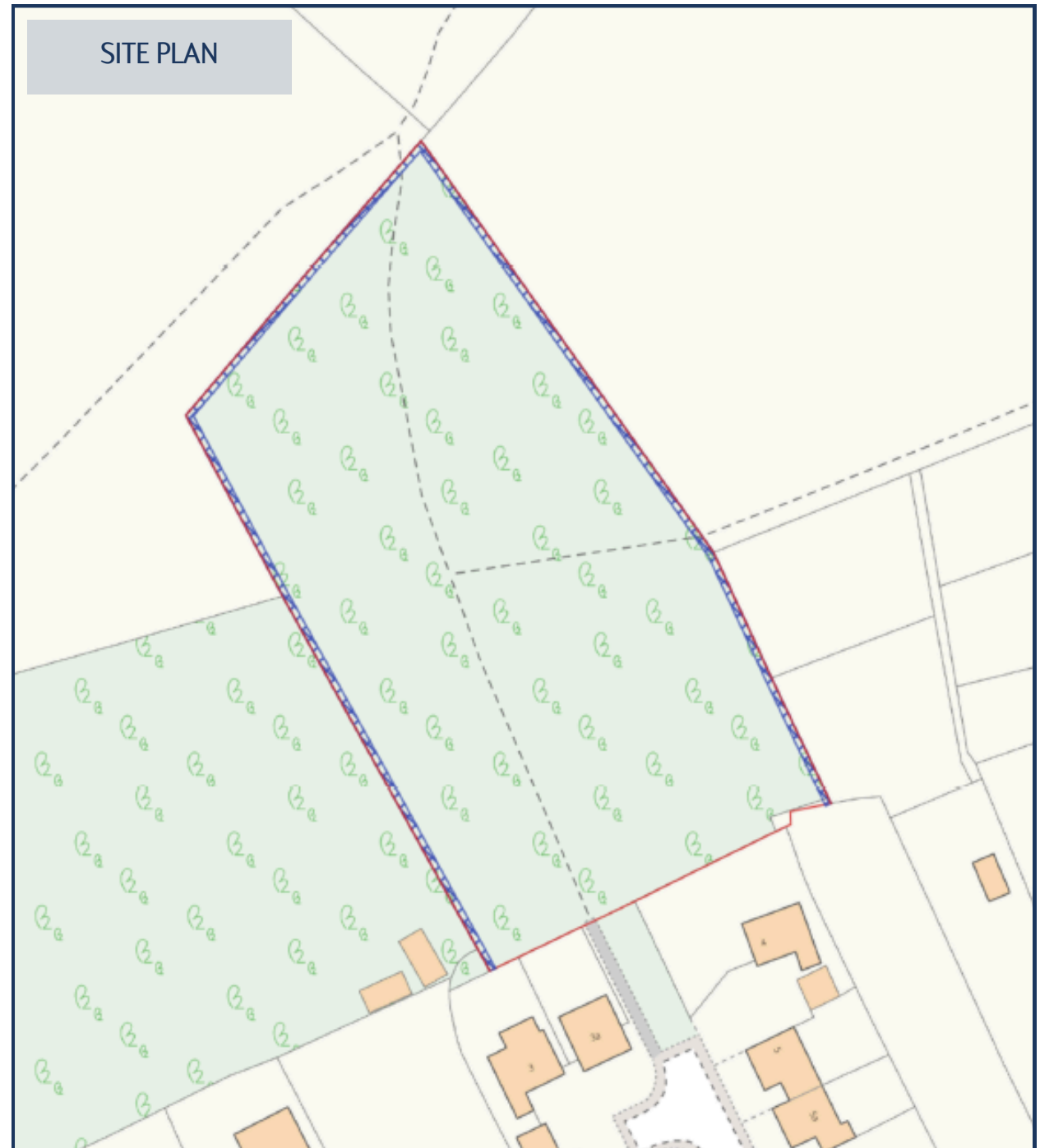
## Services

The vendors have a reserved right in regard to access and service connectivity over the formerly adjoining property, now developed as Stenhouse Close. For full details please contact the vendor's agent.

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 NN313239. 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

Access to the property is directly from the public highway known as Stenhouse Close, with a gateway situated in the Southern Boundary.

It is to be noted that the vendor and their successors in title will retain a strip at a prescribed width of 50cm over the area hatched blue on the attached sales plan.

There is a public right of way crossing the property, running through the property from gateway and spurring off from east to west.

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 and Mineral Rights

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

## 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.

## 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.

## What3Words

///weaved.cave.cement

## Viewing

Viewing is unaccompanied by prior notification and only during daylight hours within reasonable times, with a copy of the brochure to hand.

Neither the vendor or the selling agent is responsible for the safety of those viewing the property and persons taking access do so entirely at their own risk. Please inform Howkins & Harrison of timings for proposed visits through the agent's Towcester office on 01327 397979, or email [tayla.cave@howkinsandharrison.co.uk](mailto:tayla.cave@howkinsandharrison.co.uk).

## Local Authorities

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

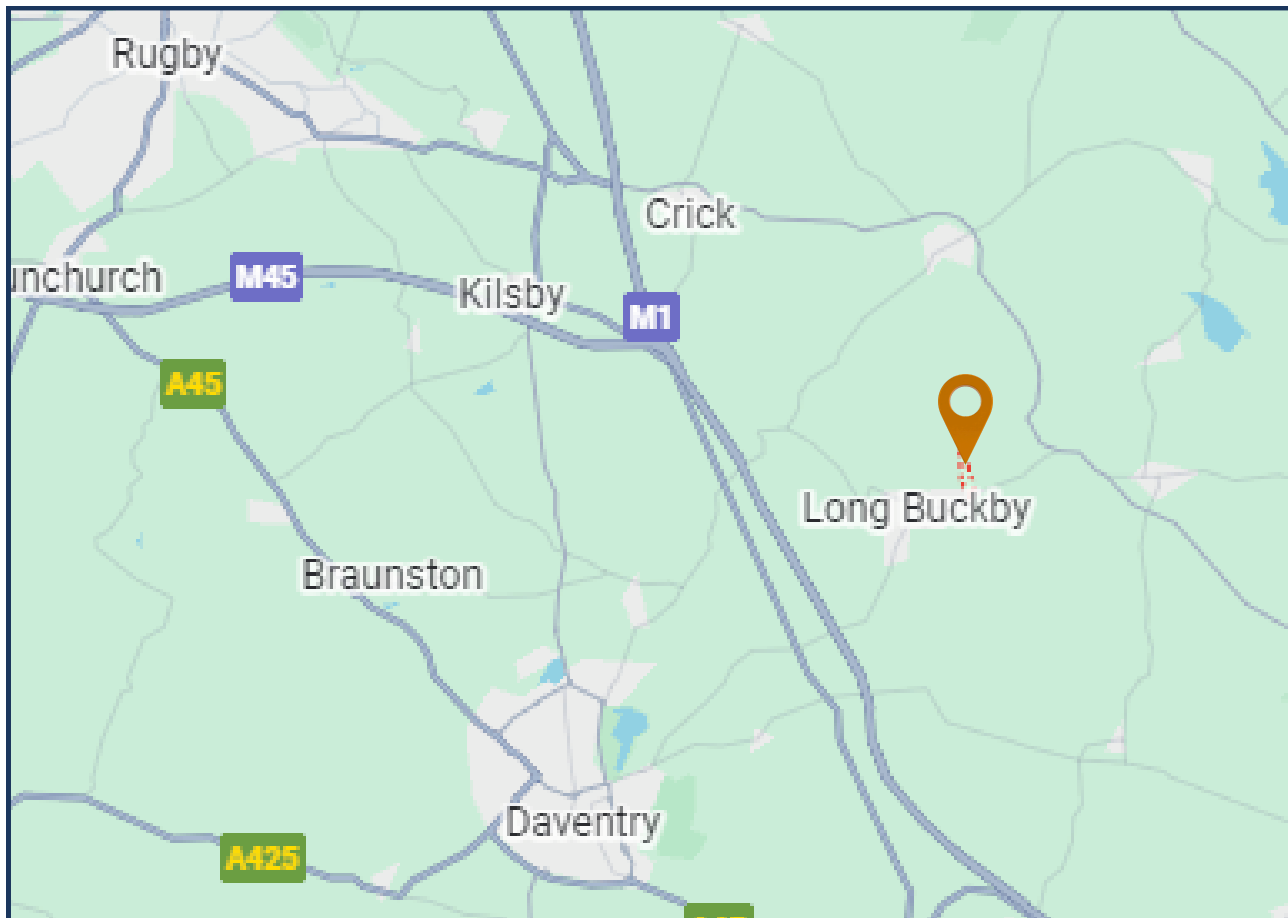
## Anti Money Laundering Regulations

Under the Money Laundering Directive (SI2017/692) 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.

## 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.



### 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  
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)



**Zoopla**  
Smarter property search

**rightmove**  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.