



Land to the West of Crosstree Farm, West Farndon,
Daventry, NN11 3TU

HOWKINS &
HARRISON

Land to the West of Crosstree Farm, West Farndon, Daventry, NN11 3TU

An exciting opportunity to acquire a block of permanent pasture situated between Byfield and West Farndon

Features

- Pastureland extending to 13.92 acres (5.63 hectares)
- Outskirt of village location
- Freehold with vacant possession upon completion
- Potential alternative use subject to obtaining the necessary planning permission

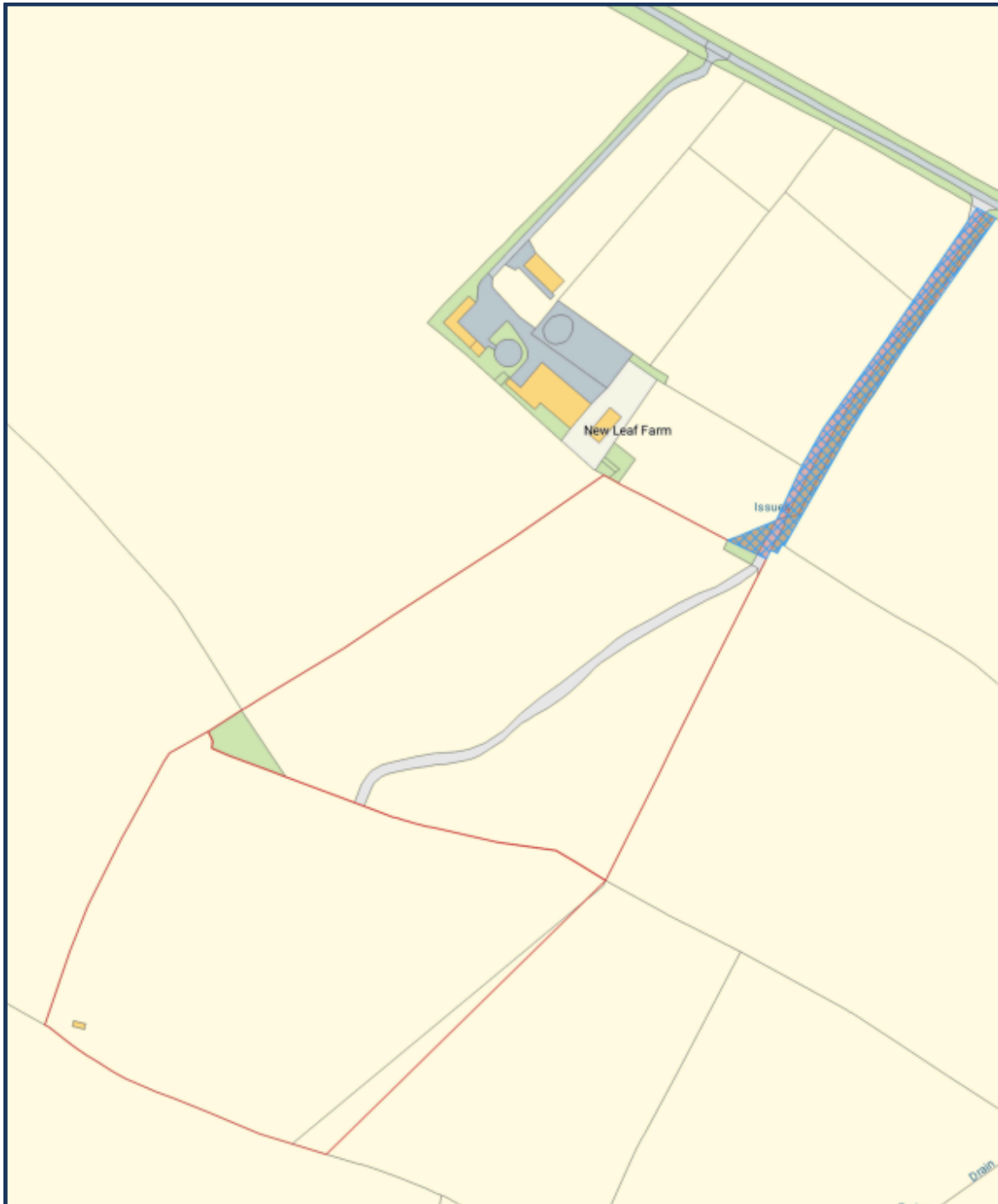
Location

The land is situated between the Northamptonshire villages of Byfield and West Farndon. Byfield is situated approximately 1.3 miles north, offering a wide variety of local amenities.

The nearby market towns of Daventry and Banbury provide an extensive range of local amenities and services, together with vast education and employment opportunities. Banbury also provides access to mainline railway services providing access to London Marylebone and Birmingham New Street.

The land benefits excellent road links with the A361, A45 and A5 providing access to the nearby motorway network of the M40 and M1. The location is shown on the plan.





Description

The land is comprised of two enclosures of pastureland which extends to 13.92 acres (5.63 hectares) in total or thereabouts, with well-defined mature hedgerow and tree boundaries throughout. Field 1 has previously been used for grazing, with Field 2 having previously been used as a mountain bike and BMX track, with evidence of a physical track still in place.

Access to the land is via a single track off Church Street, with the land benefitting from a right of way, 6m wide, along the track shaded blue on the plan for all purposes.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification Maps, being freely draining slightly acid but base-rich soil, with high fertility. The land would be suited to equestrian or alternative use subject to obtaining the necessary planning consents.

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.

Tenure & Possession

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

Services

The vendor believes that land is connected to mains water, with the land benefitting from a supply through the adjoining landowner's property subject to the purchaser paying for the cost of water used on the property together with all easements, rights and privileges over the adjoining and neighbouring land necessary and property for inspecting, cleaning, repairing, maintaining, renewing and re-instating the same.

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.

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.

Title

The land is currently registered under title numbers NN298414 and NN315986.

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.

There are a number of items located on the property associated with the vendor's use as a BMX facility, which may be available by separate negotiation.

Rights of Way Etc

Access to the property can be gained via a track situated off Church Street, which is owned by a third party, as shown hatched blue on the location plan.

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.

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.

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.

Viewing Arrangements

Strictly by prior appointment via the selling agent Howkins & Harrison

P: 01327 397979

E: towrural@howkinsandharrison.co.uk

Local Authority

West Northamptonshire Council – 0300 126 1000

What3Words

///reporters.chilled.versions



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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