



BYPASS FARM, Irthlingborough, Northamptonshire, NN9 5UP

EDGE OF TOWN SMALLHOLDING WITH DEVELOPMENT POTENTIAL.

Site Area **2.178 HECTARES** (5.38 acres)

Bletsoes
— EST. 1881 —

Bypass Farm, Irthlingborough, Northamptonshire, NN9 5UP

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DEVELOPMENT OPPORTUNITY

- Edge of Town Smallholding
- Range of Agricultural and Commercial Buildings
- 2 Established Telephone Masts

LOCATION

Irthlingborough is situated on the River Nene in the District of North Northamptonshire. It benefits from excellent road connections being situated at the intersection of the A45 and A6, and lying 3 miles north east of Wellingborough and 8 miles south east of Kettering. The town has a population of around 9,000 people and is an ancient settlement with evidence of Prehistoric and Roman occupation. Later development has centred around traditional industries such as Ironstone Mining and Boot and Shoe manufacturing. The town now has a diverse range of services and facilities, and supports a variety of businesses. The town is also accessible to the nearby Rushden Lakes Retail and Leisure Complex and Stanwick Lakes which offers a wide range of leisure opportunities centred on the River Nene.

DESCRIPTION

Bypass Farm is situated to the north of the town, alongside the A6, but with frontage to, and access from Addington Road. The property is a Smallholding of approximately 2.178 hectares (5.38 acres) and comprises grass paddocks and a range of agricultural and commercial buildings. The grassland has been grazed with horses and other livestock, whilst the buildings have been used for a variety of purposes including agricultural use, commercial storage, and a farm shop and butchery. The buildings are now all vacant and have potential for alternative use subject to planning. Two telecom masts are situated in the north eastern and the south eastern corners of the Holding, and generate a total current income of approximately £8500 per annum.

OVERAGE

The property will be sold with an overage entitling the sellers to a 50% share in any uplift in value arising from the grant of planning permission for residential or commercial development (other than one single residential dwelling) within a period of 30 years.



Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

PLANNING

The property has traditionally been farmed as a Smallholding, with an associated farm shop and butchery, selling produce reared on the Holding. In addition, a number of other buildings within the site have more latterly been let out for commercial storage. The land is situated on the northern edge of the town, and although currently unallocated for development, is believed to have potential for redevelopment or alternative use subject to planning. Further enquiries regarding planning opportunities should be directed to the East Northamptonshire Office of North Northamptonshire District Council.

SERVICES

The property is connected to mains electricity and water. Prospective purchasers should satisfy themselves regarding the availability of service provision for any alternative use or redevelopment, by contacting the relevant service authority.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to any existing easements, wayleaves or rights of way whether mentioned in these Particulars or not.

PARTICULARS AREAS AND PLANS

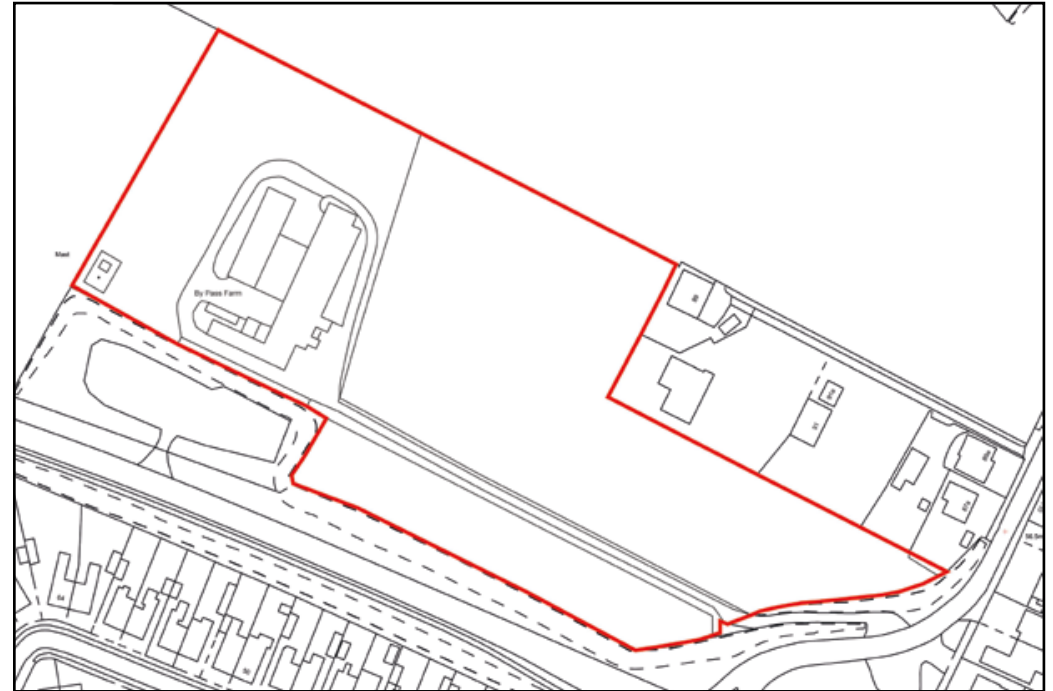
These Particulars have been prepared in good faith and are believed to be correct. Both are published for identification purposes only and prospective purchasers should satisfy themselves as to their accuracy.

VIEWING

Strictly by appointment with the Selling Agents.

GUIDE PRICE

Offers in the region of Three Hundred and Fifty Thousand Pounds (£350,000) Subject to Contract are invited for the freehold interest in the property with vacant possession.

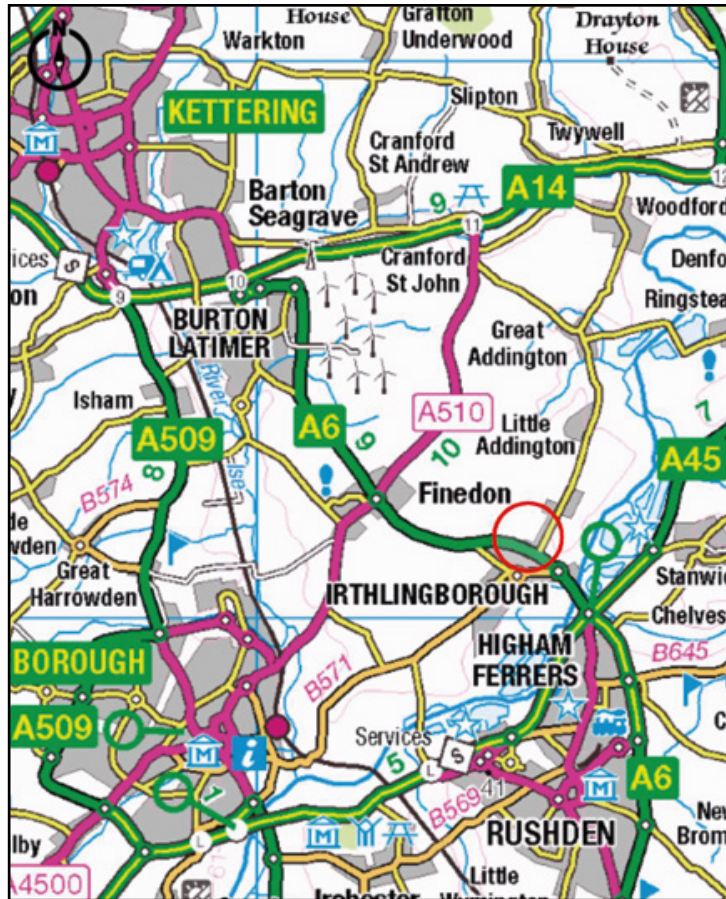


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Important Notice

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: August 2021.



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