



Land at Woodford Glebe, Woodford,  
Kettering, NN14 4EX

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# £750 Per Annum

## Description

A parcel of grassland extending to approximately 5.79 acres (2.34 Ha).

## Location and Situation

The land lies to the south of the village of Woodford, Northamptonshire and is approximately 2 miles to the south west of Thrapston. The land is accessed via Church Street The field will be found on the left hand side when driving down the street.

## Land Classification and Soil Type

The land is classified as grade 3 agricultural land (DEFRA).

Soilscapes describes the soil as Loamy and clayey floodplain soils with naturally high groundwater (Soilscape 20).

## Tenure

The land is offered to let on a Farm Business Tenancy for an initial term of 2 years and will commence on 21st April 2025.

The land is not suitable for equestrian uses.

## Services

The land benefits from river water

## Boundaries

The land is bounded by fences, church wall and the River Nene.

## Environmental Schemes

The Agent is not aware that the land is subject to any environmental schemes.

## Wayleaves/Easements/Rights of Way

The Agents understand Anglian Water have two sewage pipe easements on the land.

## Guide Rent

The rent is guided at: £750 (£130/acre)

The rent will be payable half yearly in advance.

## Method of Letting

The land is offered by informal tender as follows:

Tenderers must complete a Form of Tender and return it by 12 NOON on Friday 4th April 2025 to:

Andrew Granger and Co Ltd  
44 - 46 Forest Road  
Loughborough  
Leicestershire  
LE11 3NP

or via email to: [james.holgate@sheldonbosleyknight.co.uk](mailto:james.holgate@sheldonbosleyknight.co.uk) or [ruralag@sheldonbosleyknight.co.uk](mailto:ruralag@sheldonbosleyknight.co.uk)

## Plan

The plan and red lines are provided for identification purposes only.

## Viewing

The land may be viewed on foot at any reasonable daylight hours by persons in possession of a copy of these particulars.

## Further Information

For any further information, please contact :

James Holgate BSc (Hons)  
Andrew Granger & Company, 44-46 Forest Road, Loughborough, LE11 3NP  
Tel: 01509 243720  
E-mail: [james.holgate@sheldonbosleyknight.co.uk](mailto:james.holgate@sheldonbosleyknight.co.uk)



# Plan



For further information please email [ruralag@sheldonbosleyknight.co.uk](mailto:ruralag@sheldonbosleyknight.co.uk)