



Land off Nags Head Lane, Hargrave, Northamptonshire

Approximately
25.92 acres (10.49 hectares)
**FOR SALE AS A WHOLE
OR IN TWO LOTS**

Bletsoes

EST. 1881

SITUATION

The land is located on the outskirts of the rural village of Hargrave within the county of Northamptonshire, adjacent to the Northamptonshire, Cambridgeshire, Bedfordshire border and approximately 3 miles west of the town of Raunds.

DESCRIPTION

The property is an attractive block of grassland with the potential for a variety of uses, from livestock grazing to amenity uses. The former farmyard has the potential for redevelopment (subject to planning permission).

The property is split into 2 parcels of land with the first being accessed from Church Street, and the second directly from Nags Head Lane. The perimeter boundaries of the property are mature hedgerows and have recently been fenced with stock netting.

LOTTING

The property is available as a whole or in the following lots and can be seen more precisely on these particulars.

Lot 1 - Paddock accessed from Church Street – approximately 4.87 acres (1.97 hectares) - is laid to permanent pasture and has some evidence of some historical Ridge and Furrow and has recently been refenced.

Lot 2 - Accessed from Nags Head Lane – approximately 21.05 acres (8.52 hectares) - the property is split into 6 enclosures, the first being a former farmyard site and provides the main access to the property and is predominantly laid to hardcore. Adjacent to this area is an area of woodland scrub together with a pond, and the remaining land is split into 4 enclosures, each sown to a herbal ley grass mix. The property has recently been refenced throughout and each enclosure has the benefit of a mains water trough.

TENURE AND POSSESSION

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

OVERAGE CLAUSE

The Vendor will retain 30% of any uplift in value if planning permission is obtained for a change of use from agricultural use, horticultural use, or equestrian use, during the first 30 years after completion of the sale. The overage will be triggered upon the disposal of land with the benefit of planning permission or the implementation of a planning permission.

SERVICES

There are no mains services connected to Lot 1. Lot 2 has the benefit of mains water and mains electricity.

PLANNING AND LOCAL AUTHORITY

The property is located in the administrative boundaries of North Northamptonshire Council.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, mineral and timber rights are included in the freehold sale, insofar as they are owned.

ENVIRONMENTAL SCHEMES

The land is currently entered into a Countryside Stewardship Mid-Tier Scheme under the revenue options GS2 and GS4. The scheme expires on 31st December 2024. It is expected that the Purchaser will take on the Stewardship Scheme for the remainder of the scheme following the management prescriptions and in return receiving the revenue claim. If the Purchaser is unable to adhere to the scheme requirements, then they are to indemnify the Vendor of any penalties or repayments that may be incurred. Further details are available from the agents.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, drainage, water, electricity supplies and any other rights, obligations, easements and quasi easements, whether specifically mentioned or not.

Lot 1 is crossed by a public footpath which splits through the property to Nags Head Lane and Church Street. Lot 1 has the benefit of a right of way in between 36 and 38 Church Street, from the property to the public highway.

NEAREST POSTCODE

The nearest postcode is NN9 6BW/NN9 6BN and the property can be found more precisely using the what3words mapping system reference.

Lot 1 Gadget.superbly.hopping

Lot 2 Dwarves.jukebox.intervene

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in two lots.

BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge, tree or ditch.

PLANS, AREAS & SCHEDULES

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved. All plans are not to scale.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price.

VIEWINGS

Viewings of the property must be undertaken in daylight hours, on foot only, with a set of these particulars in hand. We ask that you contact the Agent prior to any viewing.

HEALTH & SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is a point which is of particular importance please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken July 2023.

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.