



## Land off Walgrave Road, Old, Northamptonshire

Approximately  
16.70 acres (6.76 hectares)  
**FOR SALE AS A WHOLE**

# Bletsoes

EST. 1881

## SITUATION

The land is located on the outskirts of the rural village of Old within the county of Northamptonshire. The property is approximately 5 miles north of Northampton.

## DESCRIPTION

The Land off Walgrave Road comprises 16.70 acres (6.76 hectares) of permanent pasture. The property is currently accessed directly via Walgrave Road, however the existing gateway entrance is to be retained by the Vendor who will grant a Right of Way across this land to the property, to allow the Purchaser to construct their own independent access. The property is one enclosure and is bounded on all sides by mature hedging.

The land is classified as Grade 3 according to the Agricultural Land Association Classification of England and Wales. The land is predominantly level and has most recently been used for making hay. The property is suitable for a variety of uses.

## 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 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 the property.

## PLANNING AND LOCAL AUTHORITY

The property is located in the administrative boundaries of West 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 not entered into any Environmental Stewardship Scheme.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is currently accessed directly from the Walgrave Road, the Vendor will retain ownership of the gateway entrance area and a small paddock but will however, grant a Right of Way across this area as highlighted blue on the attached plan for a period of 12 months post completion. The property has additional road frontage to the Walgrave Road and the Purchaser is to establish their own independent access to the property.

## THE PROPERTY IS CROSSED BY A PUBLIC FOOTPATH.

The property is crossed by electricity wires and there are several telegraph poles located on the property, these are dealt with by way of a Wayleave Agreement with Western Power. 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.

## NEAREST POSTCODE

The nearest postcode is NN6 9QX and the property can be found more precisely using the what3words mapping system reference of essential.streaking.crispier

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

## 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 September 2023 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.