



## Land off Walgrave Road, Old, Northamptonshire

Approximately 0.64 ACRES  
(0.26 hectares) of Paddock Land

**FOR SALE BY PRIVATE TREATY  
AS A WHOLE**

## SITUATION

The land is situated on the south-eastern edge of the attractive village of Old, in the county of Northamptonshire, and is 5 miles north of Northampton. The land benefits from a rural but accessible location, and is approximately 7 miles from Junction 8 of the A14 and less than 4 miles from the A43, which leads to Northampton to the south.

## DESCRIPTION

The property comprises of 0.64 acres (0.26 hectares) of permanent pasture largely enclosed and with a predominately walled frontage. The property benefits from vehicular access off Walgrave Road, although the adjoining field to the east has been sold with a right of way over this existing field access for a temporary period of time. The property is a single enclosure bounded by agricultural land to the east and south and residential development to the north and west. The property is suitable for a variety of uses and may have longer-term development potential subject to obtaining the necessary planning consents.

The land is Grade 3 according to the Agricultural Land Association Classification of England and Wales. The soil is of the Hanslope Series and is described as calcareous clayey soils according to the Soil Survey of England and Wales.

## METHOD OF SALE

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

## TENURE AND POSSESSION

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

## SERVICES

There are currently 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 registered into any environmental schemes.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The adjoining field has been sold with a right of way over the existing field access for a period of 12-months post-completion, and will allow the Purchaser of the adjoining field time to put in their own independent access along Walgrave Road. Further details can be obtained from the Selling Agent, Bletsoes..

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.

## BOUNDARIES

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

## OVERAGE

The Sellers will retain 50% of any uplift in value if planning permission is obtained for a development or change of use from agricultural use during the first 50 years after completion of the sale. The overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission, whichever is the sooner.

## PLANS, AREAS AND 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 or rights attached 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 viewing.

## NEAREST POSTCODE

The nearest postcode is NN6 9QX and the property can be found more precisely using the what3words mapping system reference of stapled.veered.grudging

## HEALTH AND 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 AND 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 in April 2024.

## 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: April 2024.