



Land off Welford Road, Spratton, Northamptonshire

Approximately 5.90 ACRES (2.39 hectares) of Permanent Pasture

FOR SALE BY PRIVATE TREATY AS A WHOLE

SITUATION

The Property is situated on the edge of the village of Spratton, in the county of Northamptonshire, and is 9 miles north-west of Northampton. The Property benefits from a rural but accessible location with frontage to, and access from, Welford Road (A5199), and is approximately 7 miles from Junction 1 of the A14, which leads to the M1 to the north and south and the M6 to the west.

DESCRIPTION

The Property comprises approximately 5.90 acres (2.39 hectares) of permanent pasture, and is bound by a mix of mature hedgerows and trees, which provide good privacy and security. The Property is a single enclosure bordered by agricultural land to the north, south and west, and existing residential development is situated to the south-east. 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 Banbury Series, according to the Soil Survey of England and Wales, which is described as well drained brashy fine and coarse loamy ferruginous soils over ironstone.

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. A mains water pipe is situated in the adopted highway, and enquiries should be made to Anglian Water in respect of connecting a water supply 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

A right of way over the Seller's retained land, coloured yellow on the plan, will be granted to the Purchaser.

A number of electricity poles and cables cross part of the land, which we assume are held under an annual wayleave agreement with National Grid. 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.

The Seller will erect a new post and rail fence along the northern and western boundary, together with a new gateway access off Welford Road, both at the Purchaser's cost. Further details are available from the Selling Agent, Bletsoes.

OVERAGE

The Sellers will retain 40% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, equestrian or horticulture use during the first 35 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

All viewings are strictly by appointment only through the Selling Agent, Bletsoes. Please contact Alex Abrahams on 01832 732241 (alex.abrahams@bletsoes.co.uk) to arrange a viewing of the Property.

NEAREST POSTCODE

The nearest postcode is NN6 8JF and the Property can be found more precisely using the what3words mapping system reference of softly:protests.baguette

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.

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: June 2024.