



Land at Walgrave Road, Old, Northamptonshire

Approximately **39.21 ACRES** (15.87 hectares) **FOR SALE AS A WHOLE**

Comprising of Arable Land and Permanent Pasture

Bletsoes

EST. 1881

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SITUATION

The land is situated between the Northamptonshire villages of Old and Walgrave and adjacent to the Cherry Hill housing development on the former Knights of Old site. The land benefits from road frontage with two separate field gates directly off Walgrave Road on the northern boundary. The property enjoys an attractive and rural location, whilst benefitting from close access to both Old and Walgrave and is approximately 7 miles from Kettering and 11 miles from Northampton.

DESCRIPTION

The Property extends to approximately 39.21 acres (15.87 hectares) of which 25.10 acres (10.16 ha) is arable land and 14.11 acres (5.71 ha) is permanent pasture. The land comprises of two fields of permanent pasture (2257 & 4852) which each have direct access on to Walgrave Road and two arable fields (1841 & 4038) accessed via the western Permanent Pasture field (2257). The eastern grass field (4852) has a useful area of hardstanding at the entrance and a pond area. The fields gently undulate with areas of traditional ridge and furrow in the permanent pasture. The arable fields have grown combinable crops, being relatively level. All the fields are bound with mature hedgerows and trees, which provides screening and privacy from Walgrave Road.

The land is suitable for agricultural, equestrian and/or amenity land use, as well as other income generating alternatives such as schemes available under the Sustainable Farming Incentive and Countryside Stewardship. There may be the possibility for the land to be used as a Biodiversity Net Gain (BNG) site and the property may have longer-term development potential including renewables, subject to obtaining the necessary planning consents.

The land is classified as Grade 3 according to the Agricultural Land Classification of England and Wales. The soil is a combination of the Hanslope series which is described as slowly permeable calcareous clayey soils with some slowly permeable non-calcareous clayey soils, and the Banbury Series which is described as well drained brashy fine and coarse loamy ferruginous soils over ironstone with some deep fine loamy over clayey soils, according to the Soil Survey of England and Wales.

GENERAL INFORMATION

Method of Sale

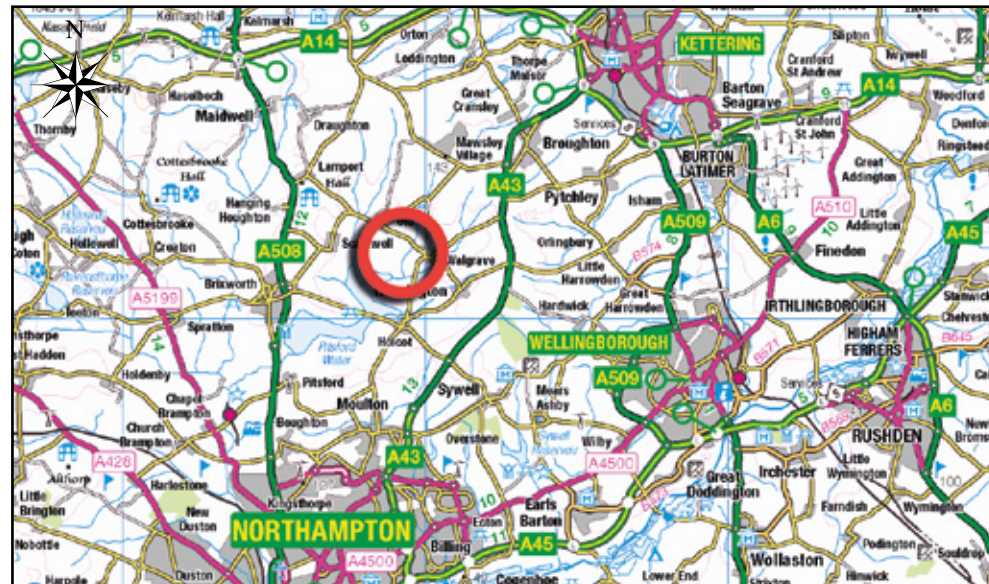
The property is offered for sale by Private Treaty as a Whole.

Tenure and Possession

The property is offered freehold with vacant possession upon completion.

Sporting, Timber and Mineral Rights

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



Drainage

Land drainage charges are payable to the Environment Agency and details are available from the Selling Agent.

Countryside & Environmental Stewardship

The property is not currently subject to any Countryside Stewardship Schemes or Environmental agreements, including SFI.

Title

The property is registered with the Land Registry, under title number NN84634.

Overage

The Sellers will retain 40% of any uplift in value if planning permission is obtained for a development or change of use of the land from agricultural or equestrian use during the first 30 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.

Local Authority

West Northamptonshire Council

Services

The property benefits from an independent metered water supply.

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.

Easements, Wayleaves, Covenants & 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.

More particularly, there is a Deed of Grant for a gas pipeline and also in respect of the foul sewer pipe from Cherry Hill. A number of electricity poles and cables cross part of the Property, which are held under a wayleave agreement, with annual payments made by National Grid.

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.

Plans, Areas and Schedules

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved (100033416 and 100022432). All plans are not to scale.



Viewings

All viewings are strictly by appointment only through the seller's agent, Bletsoes.

Navigation: NN6 9EN (nearest postcode)

what3words App: ///polygraph.closets.brave

Health & Safety

Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety, particularly around farm machinery.

Ingoing Valuation

In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, subsoiling, mole ploughing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable. Seed, fertilisers manures and sprays applied to the growing crops since the last harvest will be recharged at invoice cost. Lime and chalk applied since the last harvest will be recharged at invoice cost of the materials and spreading.

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.

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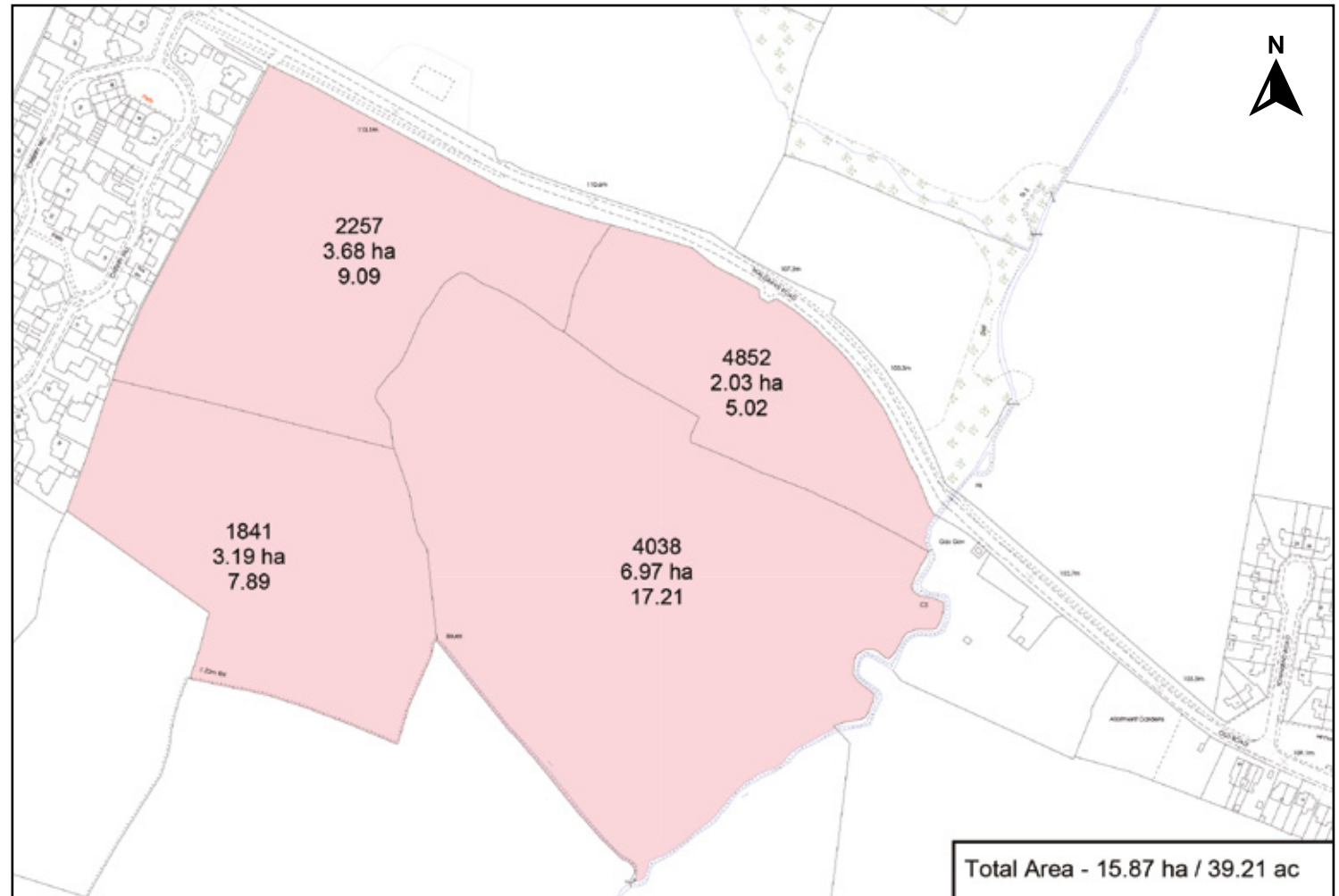
In all about 39.21 ACRES (15.87 hectares)
FOR SALE AS A WHOLE



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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 in July 2024

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