



Arable Land & Oxen Wood at Green Lane, Aldwincle, Northamptonshire

In all about **138.18 ACRES** (55.92 hectares) **FOR SALE AS A WHOLE**

Bletsoes
— EST. 1881 —

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SITUATION

The Land at Green Lane is located between the village of Aldwinckle and the A6116 which leads from Thrapston to Corby. The land is accessed off an unadopted Byway which is assumed to provide an unrestricted right of access for vehicular use at all times. The Byway is accessed directly off Lowick Road to the south and from Cross Lane to the north.

The Land is situated approximately 1.5 miles to the west of the attractive village of Aldwinckle, in the county of Northamptonshire. The village benefits from a thriving community, as well as being home to a Primary School, a Village Hall, All Saints Church and St Peters Church. The Land is situated approximately 4.5 miles south of the village of Stoke Doyle and 3 miles north of the market town of Thrapston which benefits from many local amenities including a Primary School, public houses, medical facilities and a range of leisure opportunities.

The property benefits from good road links and is approximately 0.7 miles from the A6116 which joins Junction 12 of the A14, providing connections to local towns and villages and excellent dual carriageway links to the A1 to the east and the M1/M6 to the west.

DESCRIPTION

The Land extends to approximately 138.18 acres (55.92 hectares) and is divided into two arable field parcels, together with Oxen Wood. Field parcels 7751 & 9286 extend to approximately 91.89 acres (37.19 hectares) of Arable Land including a small pond, which are classified as Grade



3 according to the Land Classification Maps of England and Wales and are bordered by mature hedgerows and woodland.

The soil is of the Hanslope soil association according to the Soil Survey of England and Wales, which can be described as slowly permeable calcareous clayey soils. The arable land comprises of two good sized level fields which has been comprehensively under-drained and has grown a variety of combinable crops with further details available from the Selling Agent. The Arable Land is currently in a Countryside Stewardship Mid-Tier Agreement under option AB15: Two Year Sown Legume Fallow. The Agreement ends in December 2025.

The fields may be suitable for other income generating opportunities in the future, including the Sustainable Farming Incentive. There may be the possibility for the land to be used as a Biodiversity Net Gain (BNG) site and there may be potential for renewable projects, subject to obtaining the necessary planning consent.

A pipeline crosses the Arable Land which is subject to a lease for a term of 999 years from 1st January 1989 to Petrofina (UK) Ltd. Further details and a copy of the lease are available from the Selling Agent.

Approximately 46.29 acres (18.73 hectares) of mature woodland known as Oxen Wood is located directly to the west of the Arable Land. The woodland is designated as Ancient Woodland and is subject to a lease for a term of 150 years from 26th March 1956 to The Minister of Agriculture, Fisheries and Food for the right to cut fell and convert to his own use the timber, trees, saplings pollard and plantations, the right to carry out works connected to forestry, and the right to erect and maintain plant machinery and buildings as he may require for the provisions of accommodation and amenities for his employees. Further details and a copy of the Lease are available from the Selling Agent.

GENERAL INFORMATION

Method of Sale

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

Tenure & Possession

The property is offered freehold for sale with vacant possession upon completion, subject to the existing leases over the woodland and pipeline.

Sporting, Timber & Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, insofar as they are owned and subject to the lease to the Forestry Commission.

Environmental Schemes

The property is currently subject to a Countryside Stewardship Scheme which expires in December 2025.

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 specifically, the property is accessed via an unadopted Byway. A pipeline crosses the Arable Land which is subject to a lease for a term of 999 years from 1st January 1989 to Petrofina (UK) Ltd.

Local Authority

North Northamptonshire District Council

Services

There are no services connected to the property.

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.

Overage

The Sellers will retain 30% of any uplift in value if planning permission is obtained for a development or change of use from agricultural use during the first 25 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. The Sellers would consider an alternative overage percentage or period, dependant upon the level of offer.

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 & 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 Selling Agent, Bletsoes.

Health & Safety

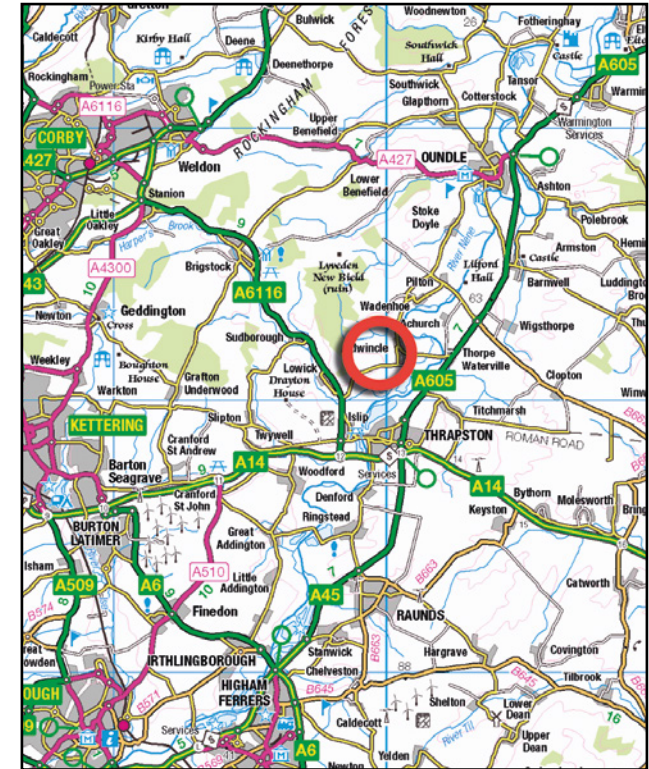
We ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Navigation

what3words: ///chitchat.grower.apply

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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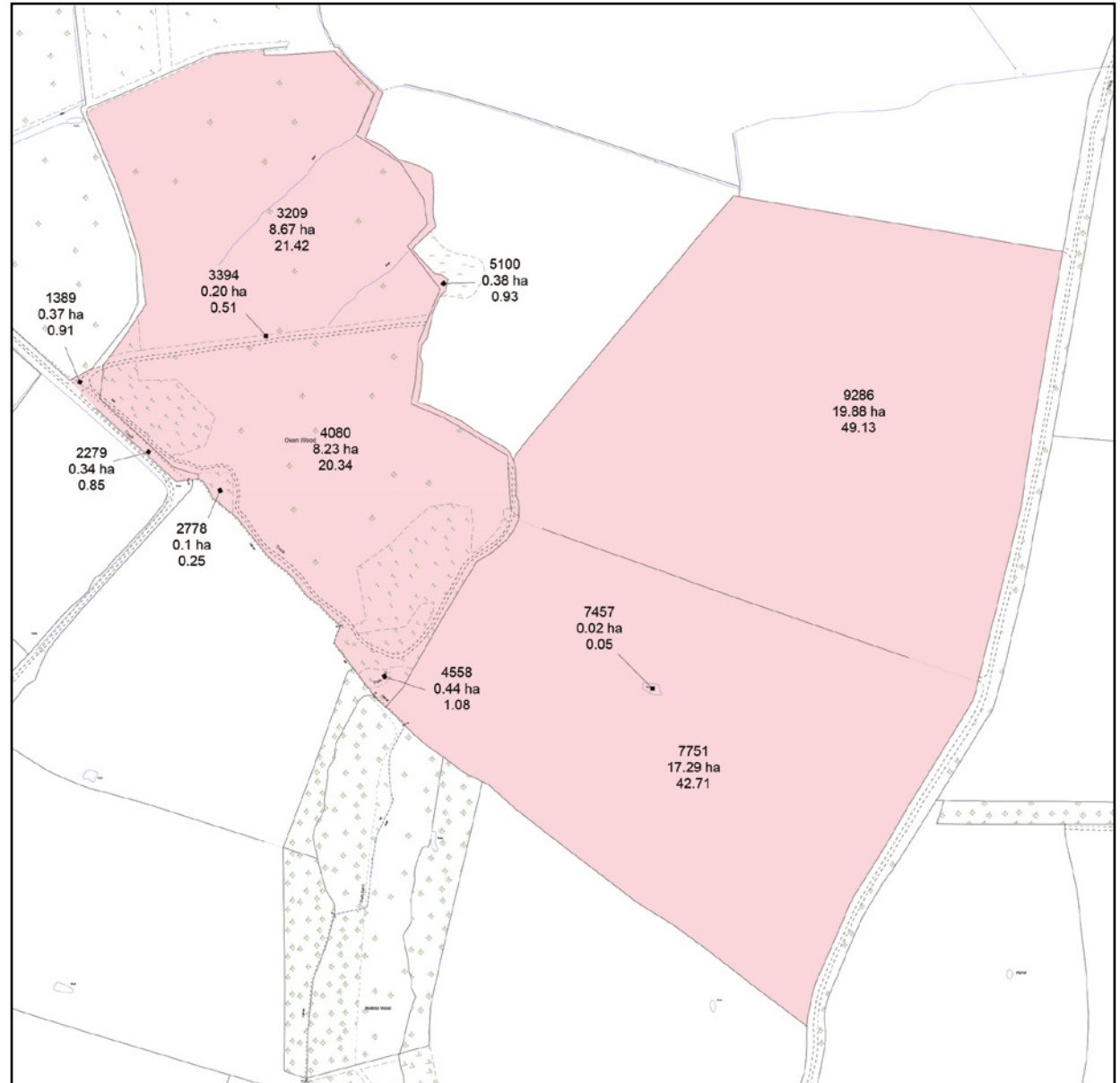
Nicola Clayton-Bailey

nicola.c-b@bletsoes.co.uk

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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: August 2024.



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