



Land and Buildings off Occupation Road, Middleton, Northamptonshire

**Approximately 6.35 ACRES (2.57 hectares) of Pasture and Buildings
FOR SALE AS A WHOLE OR IN TWO LOTS**



LOCATION

The Property is located off Occupation Road, Middleton, being approximately 1km from the village of Middleton and is set in open countryside. Occupation Road is currently gated at its junction and with Ashley Road and the Vendors together with other landowners have access. The land is shown edged red on the plan and extends to approximately 6.35 acres (2.57 hectares) in total.

DESCRIPTION

The land is permanent pasture and level with frontage to the River Welland on the southern boundary.

LOTTING

Lot 1 – hatched blue on the plan extending to approximately 3.54 acres (1.43 hectares). The land has access directly off Occupation Road with a hard track along the northern boundary leading to the buildings at the western end of the field. The range of buildings comprise of timber and steel framed structures, clad with box profile tin sheets and boards. The southern boundary adjoins the River Welland which provides an attractive boundary.

Lot 2 – hatched green on the plan extending to approximately 2.81 acres (1.14 hectares) and has access directly off Occupation Road. The land is permanent pasture lying level and with a dew pond in the northwest corner.

METHOD OF SALE

The property is offered for sale by Private Treaty as a Whole or in two lots.

TENURE AND POSSESSION

The Freehold interest is offered for sale with the benefit of vacant possession upon completion.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all existing wayleaves, easements and rights of way that may exist.

SPORTING, TIMBER AND MINERAL RIGHTS

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

SERVICES

The property is not connected to any services.

VIEWINGS

Viewings of the property are strictly by appointment only through the Selling Agents, Henry H Bletsoe & Son LLP.

HEALTH & SAFETY

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

PLANNING AND LOCAL AUTHORITY

The property is located in the administrative boundaries of North Northamptonshire Council.

NEAREST POSTCODE

The nearest postcode is LE16 8YP and the property can be found more precisely using the what3words mapping system reference of bachelor.enchanted.richest.

FENCING

Should Lot 1 and Lot 2 not be sold as a whole, the purchaser of Lot 1 will be responsible for erecting a stock proof fence along the northern boundary as shown by the T marks on the attached plan.

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.

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. It is not anticipated that there will be any VAT upon the sale of this land.

PLANS AND AREAS

These have been prepared as carefully as possible and based on the Ordnance Survey Plan and are for identification purposes only. The Purchaser(s) shall be deemed to have satisfied himself as to the description of the property and any error or mistake shall not annul the sale, nor entitle either Party to compensation in respect thereof.

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: November 2024.