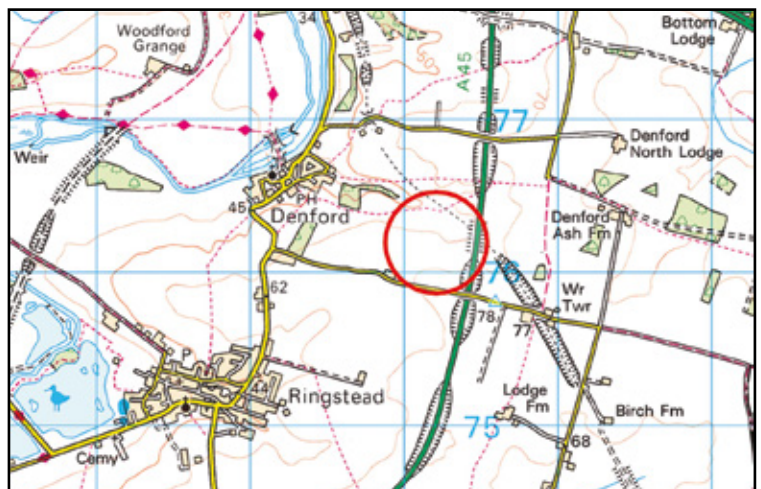
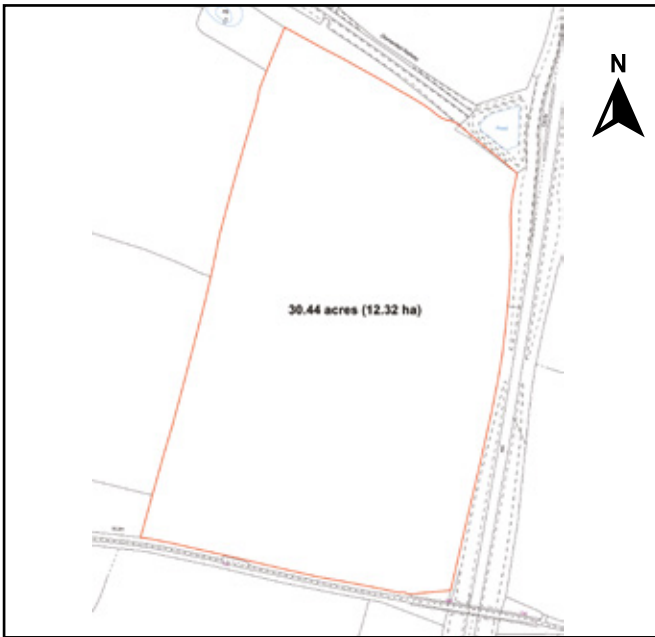




Land at Denford Ash, Thrapston, Northamptonshire

Approximately
30.44 ACRES (12.32 hectares)
FOR SALE AS A WHOLE





SITUATION

The Property is located on the outskirts of the village of Denford within the county of Northamptonshire. The Property is approximately 3 miles (4.8 km) south of Thrapston and approximately 3 miles (4.8 km) north of Raunds.

DESCRIPTION

The Property comprises 30.44 acres (12.32 hectares) of arable land. The Property is a single field currently sown to spring wheat.

The land is classified as Grade 3 according to the Agricultural Land Classification of England and Wales and has been farmed as part of a combinable cropping rotation.

Currently an arable field, the Property provides the opportunity for leisure, equestrian and amenity uses, together with provision of Eco-System Services, such as Biodiversity Net Gain, Carbon Sequestration.

TENURE AND POSSESSION

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

HOLDOVER

Following completion, the vendors will have holdover for the current crop of spring wheat until the earlier of 28th September or the harvesting and clearance of the crop.

SERVICES

The property is not connected to any services, but it is believed mains water is available in the Highway.

PLANNING AND LOCAL AUTHORITY

The Property is located in the administrative boundaries of North 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 Property is currently entered into a Sustainable Farming Incentive and the Vendor will remove the Property from the Agreement prior to completion.

DRAINAGE

Drainage rates in respect of the farmland are payable to the Environment Agency at the standard rate, details available from the selling agent.

EASEMENTS, WAYLEAVES AND 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.

NEAREST POSTCODE

The nearest postcode is NN14 4EW and the property can be found more precisely using the what3words mapping system reference of: confined.quoted.returns.

METHOD OF SALE

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

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.

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 in addition to the purchase price.

VIEWINGS

Viewings of the Property must be undertaken in daylight hours, on foot only, with a set of these particulars in hand. We ask that you contact the selling agent prior to any viewing.

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 and photographs taken March 2025.

IMPORTANT NOTICE

Henry H. Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them. 3. No person in the employment of Henry H. Bletsoe and Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter in any contract relating to the property on behalf of the Seller. 4. No responsibility is accepted for any expenses incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property. 6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of Law arising out of these Particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Selling Agent, Henry H. Bletsoe and Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Selling Agent to decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: March 2025.