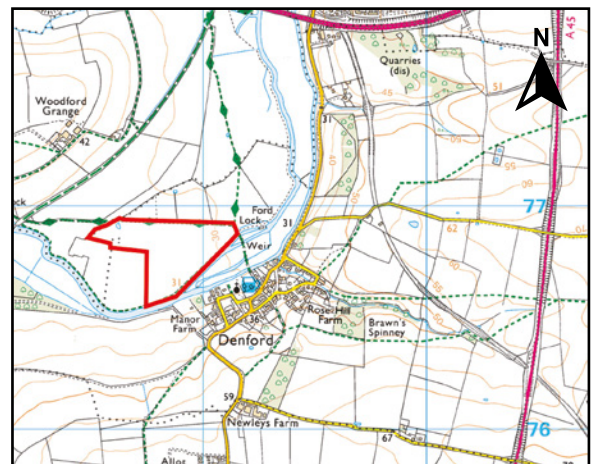
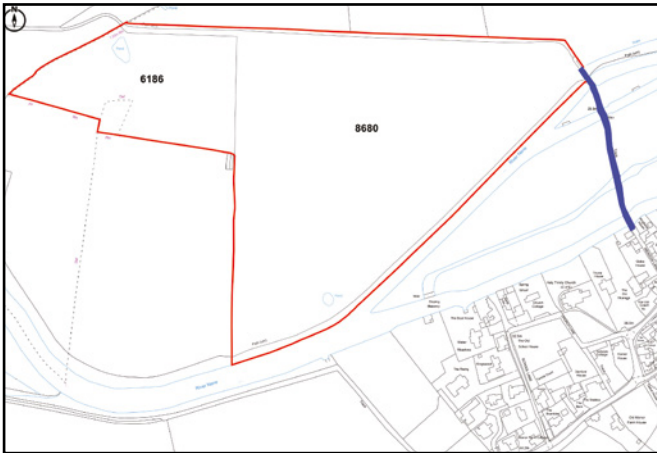




Permanent Pasture off Meadow Lane, Denford, Northamptonshire

Approximately 30.99 ACRES (12.54 hectares)
FOR SALE BY PRIVATE TREATY
AVAILABLE AS A WHOLE





SITUATION

The Property adjoins the River Nene, close to the village of Denford in Northamptonshire. The Property is approximately 1.5 miles (2.4 km) south of Thrapston and approximately 3 miles (4.8 km) north of Raunds.

The Property is accessed from Meadow Lane, Denford over third party land, as shown with a blue line on the Plan.

DESCRIPTION

The Property comprises 30.99 acres (12.54 hectares) of level Permanent Pasture and is shown edged red on the cover plan. The Property is currently divided into two fields, with field 8680 having frontage to the River Nene.

The land is classified as Grade 3 according to the Agricultural Land Classification of England and Wales and the soil type is of the Moreton series in the Soil Survey of England and Wales, which is known typically as well drained calcareous and fine loamy soils.

Although the Property is in agricultural use, it may provide opportunity for leisure, equestrian or amenity uses, together with the provision of Eco System Services, such as Biodiversity Net Gain and Carbon Sequestration, subject to obtaining necessary permissions.

FENCING

On completion, the current grazier will remove the temporary fencing to the northern and eastern boundaries of field 6186, together with the handling pen in the southeast corner of the same field.

TENURE AND POSSESSION

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

METHOD OF SALE

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

SERVICES

The Property is not connected to any services. The River Nene provides natural drinking water for livestock.

PLANNING AND LOCAL AUTHORITY

The Property is located in the administrative boundaries of North Northamptonshire Council, formerly East Northamptonshire Council.

ENVIRONMENTAL SCHEMES

The Property is entered into a Countryside Stewardship Mid-Tier Scheme, specifically Option GS2: Permanent Grassland with very low inputs. This can be transferred to the Purchaser together with the benefits. If the Purchaser does not wish to take on the agreement, the Agreement Holders will apply to the RPA to have this removed.

SPORTING, TIMBER AND MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A bridleway runs along the northern boundary of the Property running from Meadow Lane in Denford, towards Woodford. A public footpath runs along the southern boundary adjacent to the River Nene.

Neighbouring property benefits from a right of way which is understood to run along the same alignment as the public bridleway up to field 6186. The property is crossed by a Fina PLC pipeline which is subject to a lease for 999 years from 1st January 1989.

The Property is sold subject to, and with the benefit of all existing wayleaves, easements, covenants 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 4EH and the property can be found more precisely using the what3words mapping system reference of: pokes.lanes.cafe.

BOUNDARIES

The Purchaser 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 June 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: June 2025.