



# Riverside Meadow

Oundle Road, Barnwell, Northamptonshire

Approximately **39.36 ACRES** (15.93 hectares) **FOR SALE BY PRIVATE TREATY AS A WHOLE**

**Bletsoes**  
— EST. 1881 —



## SITUATION

The Property has extensive frontage to the River Nene to the south of Oundle, Northamptonshire. The Property is located approximately 1.2 miles south of Oundle and approximately 6.7 miles north of Thrapston.

The Property is accessed from Oundle Road, Barnwell along a hardcore track as shown coloured brown on the plan.

## DESCRIPTION

The Property comprises of approximately 39.36 acres (15.93 hectares) of Permanent Pasture as shown shaded red on the plan. The Property is currently divided into two river meadows utilised for seasonal cattle grazing with frontage to the River Nene.

The western field includes a small tree plantation and former Anglian Water pumping apparatus, which is no longer in use.

The Land is classified as Grade 3 according to the Agricultural Land Classification of England and Wales and the soil type is of the Fladbury 1 Soil Association according to the Soil Survey of England and Wales.

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, Carbon Sequestration, subject to obtaining the necessary consents.

## TENURE AND POSSESSION

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

## SERVICES

The Property is connected to a mains water supply with a trough in the western field. The River Nene also provides natural drinking water for livestock.

## PLANNING AND LOCAL AUTHORITY

The Property is located in the administrative boundaries of North Northamptonshire Council (East Northamptonshire area).

## ENVIRONMENTAL SCHEMES

The Property is entered into a Countryside Stewardship Mid-Tier Scheme until the end of 2026, specifically Options GS10: Management of wet grassland for wintering waders and wildfowl, SP8: Native breeds at risk supplement, and GS9: Management of wet grassland for breeding waders. 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. The fishing rights along the River Nene are currently let on an informal Licence.

## NEAREST POSTCODE

The nearest postcode is PE8 5PB. The access to the Property can be found more precisely using the what3words mapping system reference of: rankings.holly.adverbs and the entrance to the land: requests.acrobatic.endings.

## METHOD OF SALE

The Property is offered for sale by Private Treaty as a whole. The Seller may be willing to consider a sale of part, dependent on agreeing terms for all the land.

## OVERAGE

The Seller will retain an overage based on 30% 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.





### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Property is accessed via a hardcore track from Oundle Road, shown coloured brown on the plan, over which it has a right of way.

The Environment Agency has a right of way along part of the western boundary for the purpose of inspecting and maintaining the lock and a separate right of way on foot for members navigating the lock. A public footpath runs along part of the western boundary over land adjacent to the River Nene up to the lock. Further details are available in the Information Pack.

There is a third party right of way specified as 9ft wide to provide access to the former waterworks. Further details are available in the Information Pack.

There is an electricity line on poles crossing the western field. 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.

### BOUNDARIES

The Purchaser(s) will be deemed to have inspected the Property and satisfied themselves as to the ownership of any boundary, hedge, tree, ditch or river.

### 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 by prior appointment with the Selling Agent and will be undertaken in daylight hours, on foot only, with a set of these particulars in hand, and without any dogs due to the cattle grazing.

### 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. The land is stocked with cattle and strictly no dogs or other animals should be taken onto the land.

### 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.

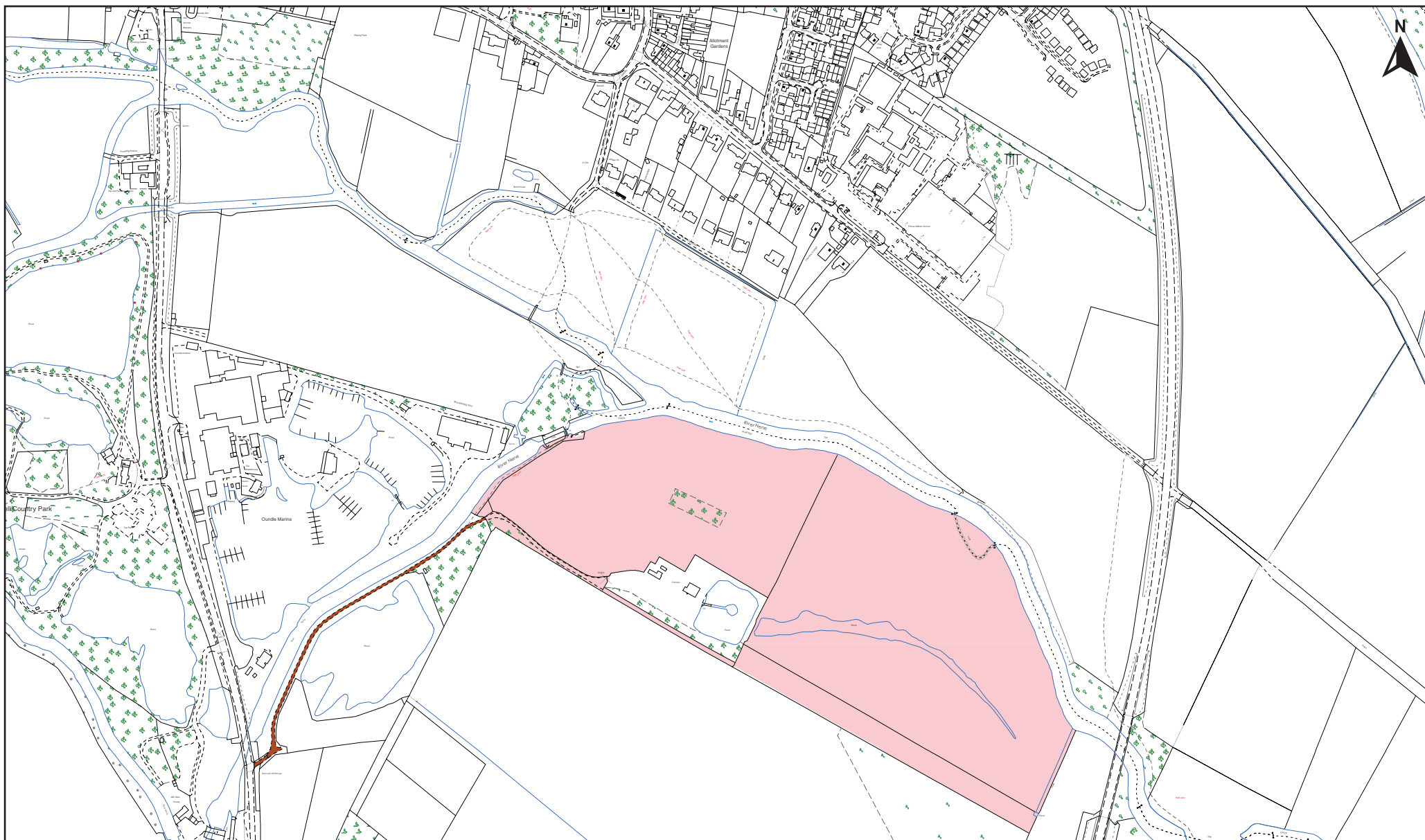


### CONTACT

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### 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.



01832 732241 [www.bletsoes.co.uk](http://www.bletsoes.co.uk)

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