



Land and Buildings at Woodford, Kettering, Northamptonshire

Approximately **170.55 ACRES** (69.02 hectares)

FOR SALE BY PRIVATE TREATY as a Whole or in up to 4 Lots

Bletsoes
— EST. 1881 —

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FOR SALE AS A WHOLE or in up to 4 Lots

SITUATION

The property is located on the edge of the village of Woodford in the county of Northamptonshire, approximately 1 mile west of Junction 12 of the A14; 2 miles west of Thrapston; 6 miles east of Kettering; 17 miles north-east of Northampton; and 8 miles south-east of Corby. The property benefits from excellent road links with the A14 located to the north, which provides dual carriageway links to the A1 at Huntingdon and to the M11 at Cambridge to the east and the M1/M6 to the west.

GENERAL

The property is a strategically located parcel of land well located to and adjoining the village of Woodford, and close to Junction 12 of the A14 and the Islip Furnace industrial site. The property extends to approximately 170.55 acres (69.02 hectares) being predominantly commercial arable land in five enclosures, together with a range of farm buildings and concrete yard area. Running through the centre of Lots 2 and 3 is an area of ancillary woodland which extends to approximately 4.55 acres (1.84 hectares). The farm building complex comprises portal frame buildings, including a grain store and a former dairy/cow shed with lean-to. The farm buildings are accessed off Thrapston Road; and the fields have extensive road frontage to Thrapston Road, Mill Road and Kettering Road.

The property extends to approximately 170.55 acres (69.02 hectares) in total and is available for sale as a whole, or in up to 4 Lots.



LOT 1 – FARM BUILDINGS AND YARD – PINK ON PLAN

Approximately 2.08 acres (0.84 hectares)

The farm buildings are accessed off Thrapston Road and comprise a range of portal frame buildings which have been used for grain storage, machinery, seed and fertiliser storage. The buildings may be suitable for conversion to non-agricultural uses, such as residential or commercial uses, subject to obtaining the necessary planning consents.

Grain Store: Approximately 24.38m x 12.19m (80ft x 40ft) – 4 bay steel portal frame building under a sheet roof, with steel grain walling supported by concrete blocks, clad above, concrete floor and manual sliding doors.

Lean-to to grain store: Approximately 12.19m x 6.1m (40ft x 20ft) – monopitch lean-to steel frame under a profile steel roof with concrete block walls and roller shutter door to the front.

Former Cow Yard: Approximately 50.29m x 24.38m (165ft x 80ft) – 11 bay steel portal frame under a sheet roof with block walls, partly clad with sheet above with concrete floor and roller shutter doors at end and on either side.

Former Dairy: Approximately 4.57m x 24.38m (15ft x 80ft) – monopitch lean-to under sheet roof, block walls, with pedestrian and roller shutter door, including mess room with toilet facilities.

The buildings are connected to mains water and electricity and are situated within an area including the former concrete silage clamps.



LOT 2 – LAND NORTH OF WOODFORD - BLUE ON PLAN

Approximately 33.48 acres (13.54 hectares)

In all, approximately 30.10 acres of arable land comprising a single field parcel, together with approximately 3.38 acres of woodland. Lot 2 has frontage to Thrapston Road to the east and Mill Road to the south. If sold separately to Lot 1 and/or Lot 3, an access will be granted through Lot 1 or a new access created for the Lot. The land adjoins the doctor's surgery and residential development in Woodford to the south. The land has been well farmed in an arable rotation with combinable crops in recent years.

The land is classified as Grade 3 according to the Agricultural Land Classification maps, and the soil is identified as being primarily of the Moreton Soil Association described as a well drained clayey and fine loamy soil over limestone, according to the Soil Survey of England and Wales.

LOT 3 – LAND NORTH OF MILL ROAD - GREEN ON PLAN

Approximately 102.91 acres (41.65 hectares)

In all, approximately 101.74 acres of arable land in three enclosures, together with approximately 1.17 acres of woodland which runs through the centre. Lot 3 has road frontage and field accesses to Thrapston Road, Kettering Road and Mill Road. The land has been well farmed in an arable rotation with combinable crops in recent years.

The land is classified as Grade 3 according to the Agricultural Land Classification maps, and the soil is identified as being primarily of the Moreton Soil Association described as a well drained clayey and fine loamy soil over limestone, and the Banbury Soil Association described as a well drained brashy fine and coarse loamy ferruginous soils over limestone, according to the Soil Survey of England and Wales.

LOT 4 – LAND SOUTH OF MILL ROAD - ORANGE ON PLAN

Approximately 32.08 acres (12.98 hectares)

In all, approximately 32.08 acres (12.98 hectares) of arable land in a single enclosure, with access off Mill Road and frontage to Kettering Road. The land has been well farmed in an arable rotation with combinable crops in recent years.

The land is classified as Grade 3 according to the Agricultural Land Classification maps, and the soil is identified as being primarily of the Moreton Soil Association described as a well drained clayey and fine loamy soil over limestone, according to the Soil Survey of England and Wales.



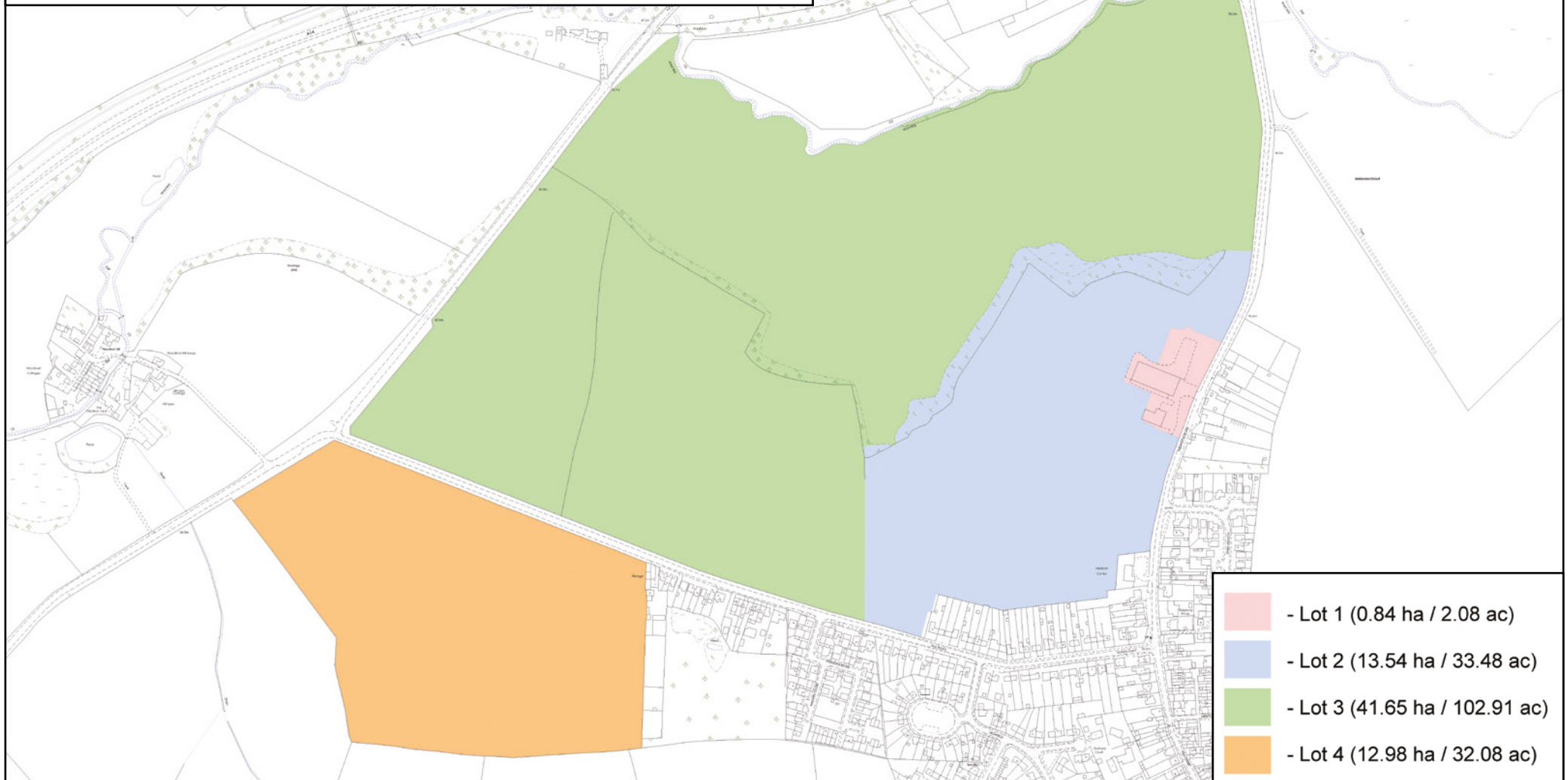
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Drawing No. Z26028-01
Date 10.09.25



Land at Woodford
Bletsoes
EST. 1881

Based on Ordnance Survey 1:2,500
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Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ

GENERAL INFORMATION

Method of Sale

This land is offered for sale by Private Treaty as a whole or in up to 4 Lots.

Tenure and Possession

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

Services

There is a mains electricity and water connection to the farm buildings in Lot 1.

Environmental Schemes

We understand that the property is not entered into any agri-environmental schemes.

Outgoings

The Property is subject to General Drainage Rates as levied by the Environment Agency.

Planning and Local Authority

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

Planning permission was granted in 2003 for B1 and B8 use for the Former Dairy which we understand has since lapsed.

Sporting, Timber and Mineral Rights

The Title Register refers to the mines and minerals being excepted from part of Lot 3 towards the north-west. Other than the above, we understand that the Sporting, Mineral and Timber Rights are included within the freehold in so far as they are owned.

Easements, Wayleaves and Rights of Way

The property is crossed by a public footpath which runs north from Mill Road along the woodland belt to Kettering Road. The land is crossed by overhead electricity lines, which we understand are held under wayleave agreements. A surface water drain runs from Mill Road, north to the woodland area. 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.

Boundaries

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

Ingoing Valuation

In addition to the purchase price the purchaser will be required to pay for: Growing crops and all beneficial cultivations, subsoiling, mole ploughing and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable. Seed, fertilisers, manures, sprays, lime and chalk applied to the growing crops since the last harvest will be recharged at invoice cost. An enhancement will be applied of £30 / acre / month from the date of establishment to completion.

Nearest Postcode and What3Words

The nearest postcode for the property is NN14 4HH. The property can be found more precisely using the What3Words mapping system reference of:

Lot 1 - off Thrapston Road: ///nature.jubilant.hurricane

Lot 3 - off Kettering Road: ///puppy.labels.forklift

Lot 3 – off Mill Road: ///rave.decay.forces

Lot 4 - off Mill Road: ///thrones.explorer.receiving

Overage

The Seller will retain 35% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, equestrian or horticultural use during the first 50 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.

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 Buyer in addition to the purchase price.

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.

Declaration of Personal Interest

Section 21 of the Estate Agents Act 1979 requires an Estate Agent to disclose a personal interest. The Property is currently vested with the Executors of the late John Horrell. David Bletsoe is a joint executor and a Partner Member of Henry H Bletsoe and Son LLP.

Viewings

All viewings are strictly by appointment only through the Seller's Agent, Henry H Bletsoe and Son LLP. To be undertaken during daylight hours, on foot only, with a set of particulars in hand. Please contact Henry H Bletsoe and Son LLP on 01832 732241 to arrange a viewing of the Property.

Health and Safety

Given the potential hazards of a working farm, 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 the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Anti Money Laundering Regulations

Buyer(s) will be required to provide proof of identity and address to the Selling Agents following acceptance of an offer (subject to contract) and prior to Solicitors being instructed.

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Within Easy Reach



Kettering: 6 miles

Northampton: 17 miles

Peterborough: 23 miles



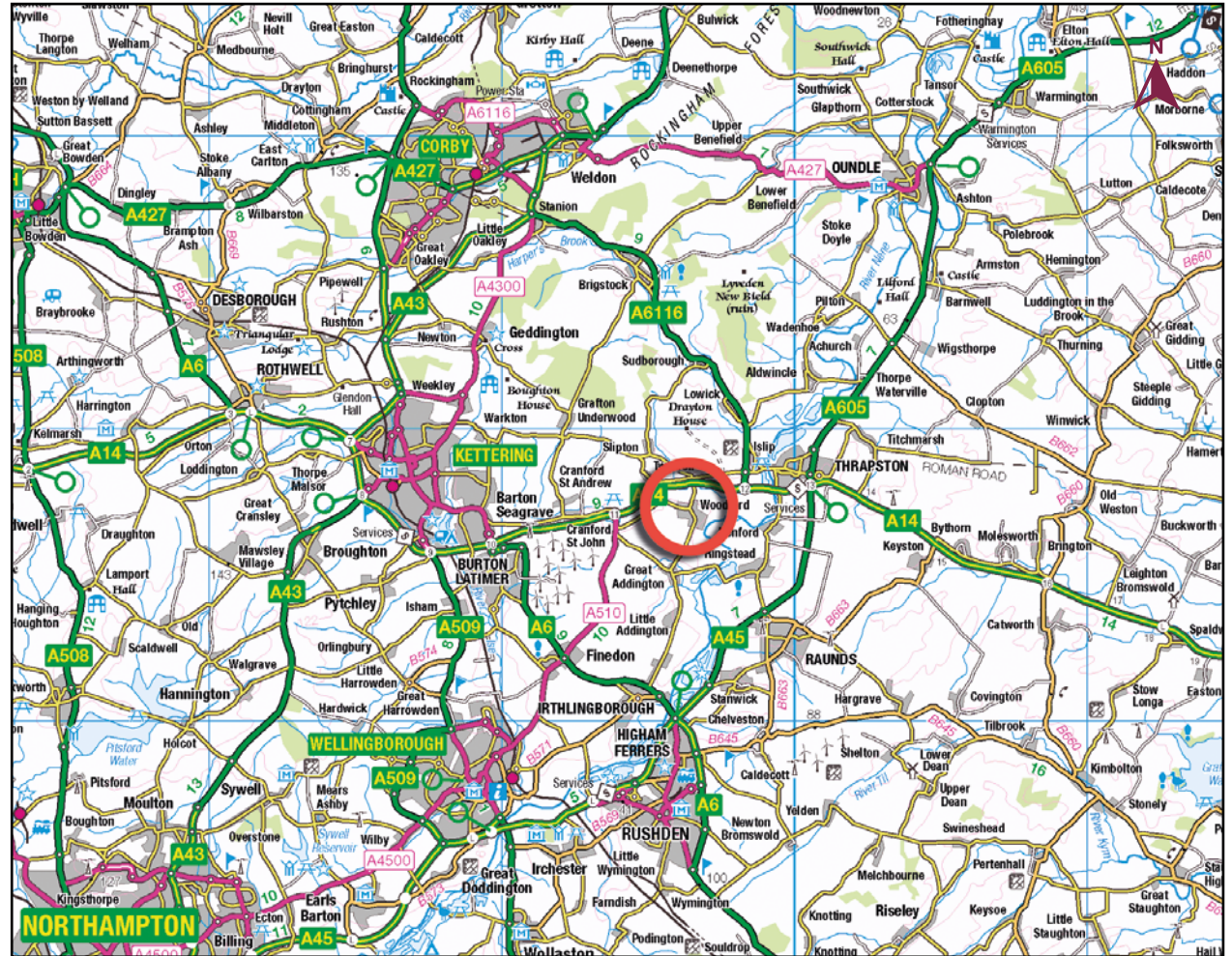
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Important Notice Henry H Bletsoe and Son LLP for themselves and the Seller whose agents they are give Notice that: 1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending Buyers and 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 Agents, Henry H Bletsoe and Son LLP, whose decision shall be final and binding on all parties to the dispute and in every such referral the Selling Agents to decide how the costs of such reference shall be borne. Particulars prepared September 2025 and photographs taken July 2025.

01832 732241 www.bletsoes.co.uk

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