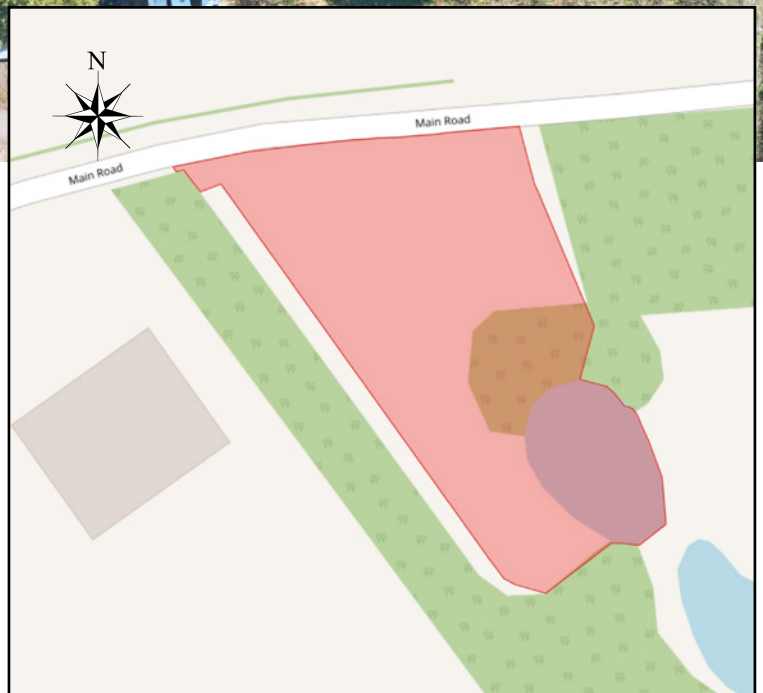




Land off Main Road, Shutlanger, Northamptonshire

Approximately 1.07 acres
(0.41 Hectares) of Paddock Land
**FOR SALE BY PRIVATE TREATY
AS A WHOLE**



SITUATION

The property is located on the outskirts of the village of Shutlanger, in the county of Northamptonshire, and is approximately 8 miles northeast from Northampton. The property benefits from a rural but accessible location and is approximately 2 miles from the A508, which leads to junction 15 of the M1 to the east. .

DESCRIPTION

The property comprises a single enclosure of approximately 1.07 acres (0.41 hectares) of paddock land, which gently slopes to the south, leading to a pond. The property is bounded by mature trees on the eastern and southern boundaries. Post and rail fencing bounds the site to the north and west. The property is accessed by a five-bar gate from Main Road and benefits from direct road frontage on the northern boundary. The property has historically been used for grazing, although is suitable for a variety of uses such as dog walking and other amenity uses, including equestrian purposes and may have longer-term development potential, subject to obtaining the necessary planning consents

The land is Grade 3 according to the Agricultural Land Classification of England and Wales. The soil is of the Denchworth Association and is described as fine loamy over clayey soils according to the Soil Survey of England and Wales.

METHOD OF SALE

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

TENURE AND POSSESSION

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

SERVICES

There are currently no mains services connected to the Property. A mains water supply is situated in the adopted highway which serves the neighbouring property and enquiries should be made to Anglian Water in respect of connecting a water supply to the Property.

PLANNING AND LOCAL AUTHORITY

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

SPORTING, TIMBER AND MINERAL RIGHTS

We understand that the Sporting, Mineral and Timber Rights are included within the freehold in so far as they are owned.

ENVIRONMENTAL SCHEMES

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

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

BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge or ditch. The Purchaser will be required to erect a fence across the access from the Vendors retained land before completion.

NEAREST POSTCODE

The nearest postcode is NN12 7RU and the property can be found more precisely using the what3words mapping system of coining.caravans. future

OVERAGE

The Seller will retain 30% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, equestrian or horticulture 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, 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 Purchaser(s) 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.

VIEWINGS

Viewings of the property must be undertaken in daylight hours, on foot only, with a set of these particulars in hand. Please contact Will Simpkins on 01832 732241 (will.simpkins@bletsoes.co.uk) to arrange a viewing of the Property.

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 in September 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