



Land at Manor Farm, Woodnewton, Northamptonshire

Approximately **182.46 ACRES** (73.84 hectares) Commercial Arable Land, Permanent Pasture and Woodland
FOR SALE BY PRIVATE TREATY as a Whole or in up to 3 Lots

Bletsoes
— EST. 1881 —

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FOR SALE AS A WHOLE or in up to 3 Lots

SITUATION

The property is located to the south of the village of Woodnewton in the county of Northamptonshire, approximately 3 miles north-west of the A605 at Warmington; 3.5 miles north of Oundle; 8 miles south of Stamford and 9 miles west of Peterborough. The property benefits from excellent road connections with the A605 located to the east, which provides road links to the A1 (M) at Peterborough and the A14 at Thrapston.

GENERAL

The property comprises commercial farmland with good road frontage, located in a desirable location to the south of the village of Woodnewton, and extends to approximately 182.46 acres (73.84 hectares). The arable land in total extends to approximately 156.92 acres (63.50 hectares) in good sized fields, with road frontage to Oundle Road and Southwick Road. There are three meadows of permanent pasture totalling 23.04 acres (9.33 hectares), accessed from Oundle Road forming an attractive environmental area close to the village; and ancillary woodland.

The land is classified as Grade 3 according to the Agricultural Land Classification maps, and the soil is identified as being primarily of the Evesham 1 Soil Association described as slowly permeable calcareous clayey soils associated with shallow well drained brashy calcareous soils over limestone according to the Soil Survey of England and Wales.

The property extends to approximately 182.46 acres (73.84 hectares) in total and is available for sale as a whole, or in up to 3 Lots.



Oakleigh House, Thrapston, Northamptonshire, NN14 4LJ



LOT 1 – ARABLE LAND WEST OF OUNDLE ROAD PINK ON PLAN

Approximately 124.95 acres (50.56 hectares)

In all, approximately 123.84 acres of commercial arable land in five field parcels, together with a small spinney extending to approximately 1.11 acres located in the centre of the property. Lot 1 has road frontage and access to Oundle Road and Southwick Road. The arable fields have been well farmed in an arable rotation with combinable crops in recent years. The land has been cropped with Winter Barley in 2023; Oilseed Rape in 2024; and Winter Wheat in 2025. The fields are bound with mature hedgerows and trees. Part of the land is entered into options AB8 “flower rich margins” and AB9 “winter bird food” under the Mid-Tier Countryside Stewardship Scheme.

LOT 2 – PERMANENT PASTURE WEST OF OUNDLE ROAD GREEN ON PLAN

Approximately 23.04 acres (9.33 hectares)

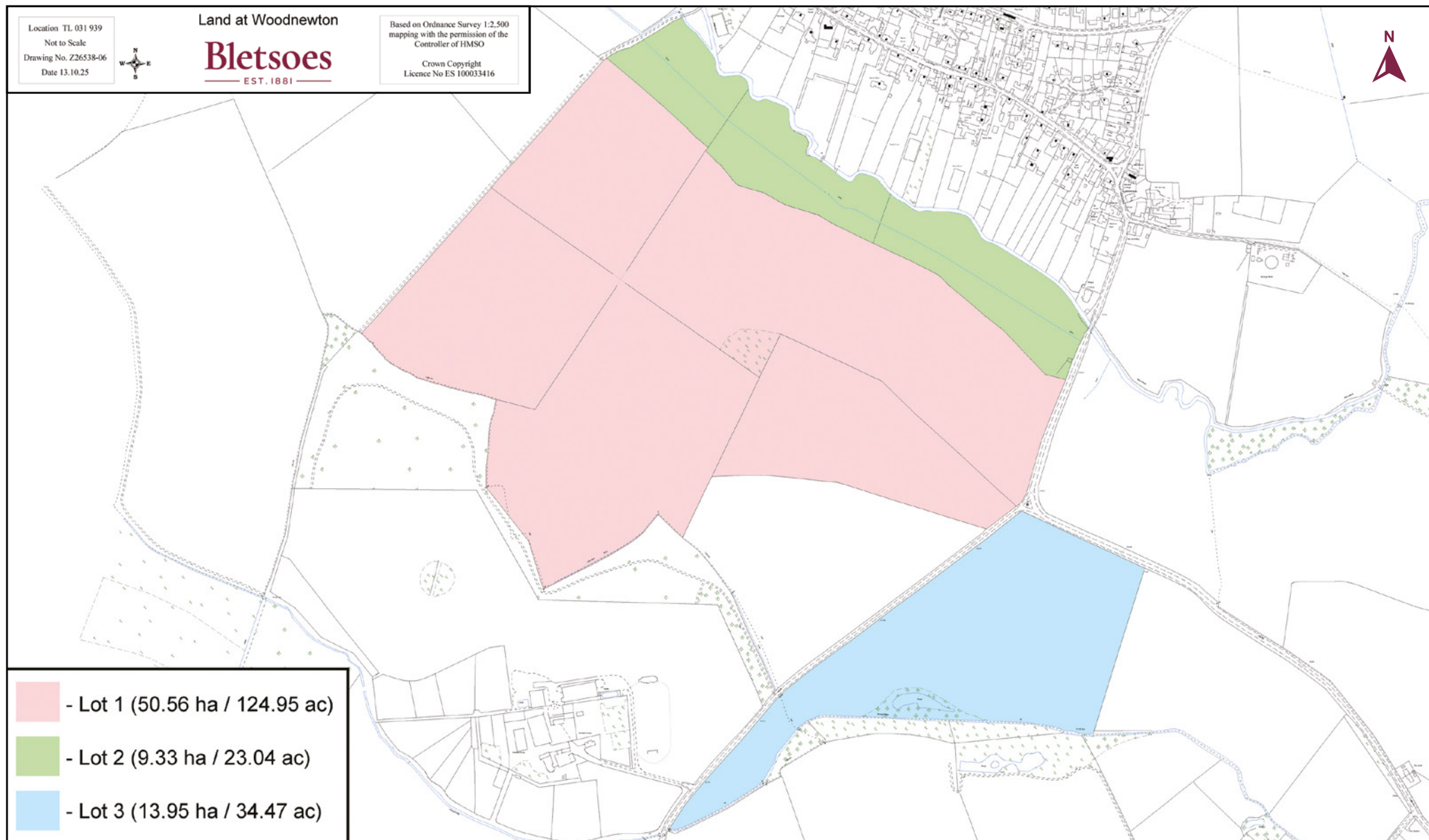
In all, approximately 23.04 acres of permanent pasture, comprising three river meadows. Lot 2 is situated to the south of the Willow Brook and to the south of the village of Woodnewton. The fields are bound by a mix of mature hedgerows and trees and have been grazed with livestock, with water taken from Willow Brook. A row of walnut trees runs along the hedgerow to the south bordering Lot 1. Lot 2 has road frontage and access to Oundle Road. Lot 2 is a very attractive area with potential for environmental and amenity uses. The land is entered into option GS2 “permanent grassland with very low inputs” under the Mid-Tier Countryside Stewardship Scheme.



LOT 3 – ARABLE LAND SOUTH OF OUNDLE ROAD BLUE ON PLAN

Approximately 34.47 acres (13.95 hectares)

In all, approximately 33.08 acres (13.52 hectares) of commercial arable land in a single parcel, together with approximately 1.39 acres of woodland and pond adjoining the southern boundary. The field is bound by a mix of mature hedgerows and trees and slopes down gently to the south. Lot 3 has road frontage and access to Oundle Road and Southwick Road. The arable field has been well farmed in an arable rotation with combinable crops in recent years. The land has been cropped with Winter Barley in 2023; Oilseed Rape in 2024; and Winter Wheat in 2025. Part of the land is entered into option AB8 “flower rich margins” under the Mid-Tier Countryside Stewardship Scheme.



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GENERAL INFORMATION

Method of Sale

The property is offered for sale by Private Treaty as a whole or in up to 3 Lots.

Tenure and Possession

The property is offered for sale freehold with vacant possession.

Services

There are no services connected to the property. The Willow Brook provides drinking water for livestock in Lot 2.

Environmental Schemes

The property, along with other land, is entered into a Mid-Tier Countryside Stewardship Scheme which runs to 31st December 2026; and in the Sustainable Farming Incentive Scheme. The Buyer will be required to take on the Mid-Tier environmental options. More details are available from the Selling Agent.

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.

Sporting, Timber and Mineral Rights

All sporting, timber and mineral rights are included in the freehold sale, insofar as they are owned.

Easements, Wayleaves and Rights of Way

Lot 3 is crossed by a public footpath which runs south from Oundle Road. 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, tree or ditch. The hedge and treeline between Lot 1 and Lot 2 will form part of Lot 2.

Ingoing Valuation

At the time of preparing the particulars, the arable land is within stubble or Mid-Tier Stewardship options. If crops are established over the land prior to a sale, in addition to the purchase price the Buyer(s) 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 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 PE8 5EG. The property can be found more precisely using the What3Words mapping system reference of:

Lot 1 - off Oundle Road ///earl.rejoiced.faced

Lot 2 – off Oundle Road: ///frocks.vans.gobbles

Lot 3 - off Oundle Road: ///resting.built.happy

Overage

The Seller will retain an overage of 30% 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 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 Buyer(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

All viewings are strictly by appointment only through the Selling 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 Bletsoes 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

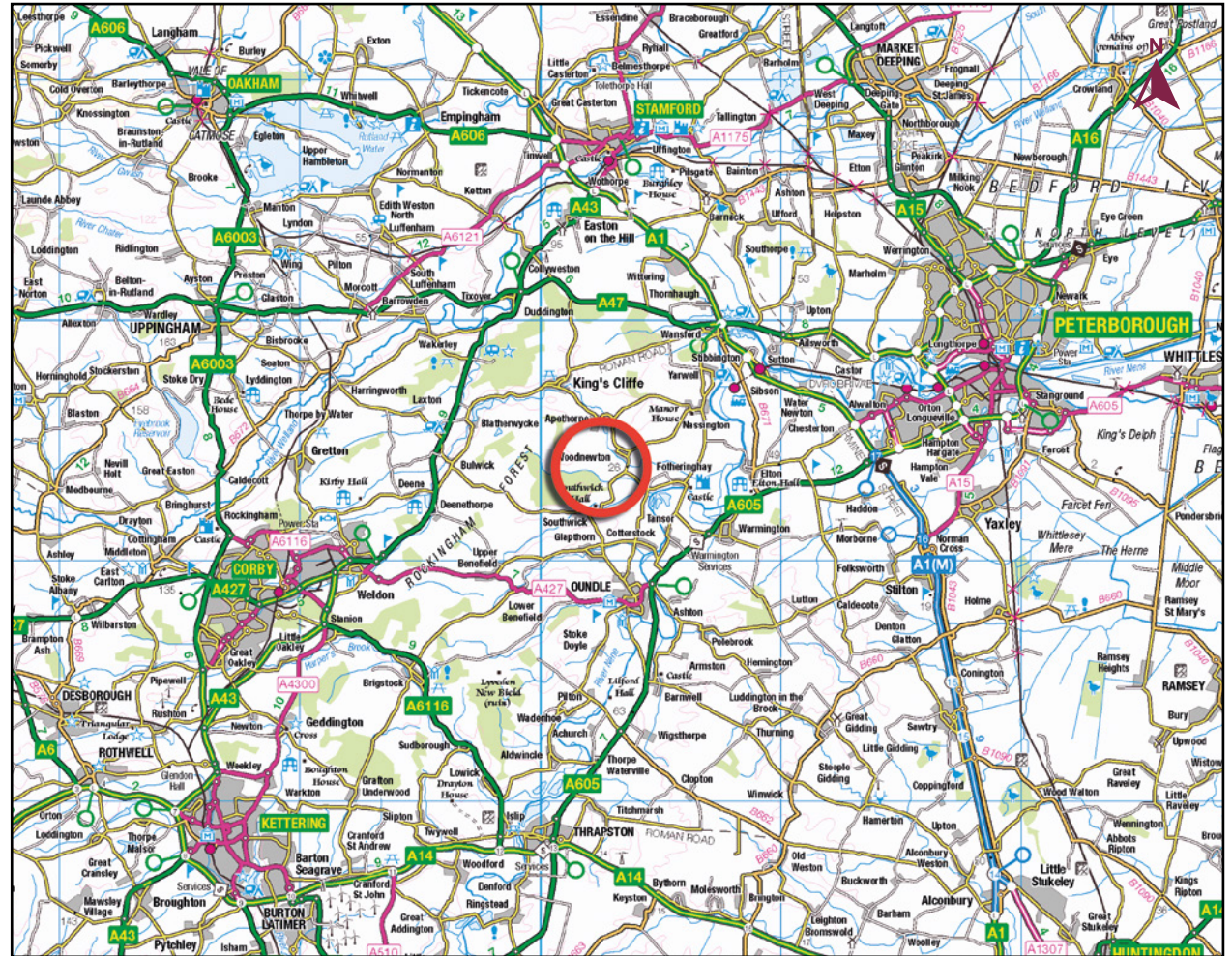
All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is a point which is of particular importance, please do contact the Selling Agent, Henry H Bletsoe and Son LLP, who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Particulars prepared October 2025. Photographs taken September 2025.

Anti Money Laundering Regulations

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

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