



Redlands Farm, Stanwick, Northamptonshire

FOR SALE AS A WHOLE OR IN 2 LOTS | In all about **40.37 ACRES** (16.34 HECTARES)

Bletsoes
— EST. 1881 —





REDLANDS FARM

A45 (NENE VALLEY WAY) • STANWICK
NORTHAMPTONSHIRE • NN9 6QZ

In all about **40.37 acres** (16.34 hectares)

FOR SALE AS A WHOLE OR IN 2 LOTS

Lot 1: Redlands Farmhouse, Agricultural Buildings
& Pasture Land, in all approximately 14.40 acres

Lot 2: 25.97 acres of Arable Land

Bletsoes

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www.bletsoes.co.uk

Bletsoes, Oakleigh House, High Street, Thrapston, Northamptonshire, NN14 4LJ

Situation

REDLANDS FARM is located within Stanwick Parish in the county of Northamptonshire. Stanwick village is located approximately 1 mile to the north-east of Redlands Farm and benefits from a range of services including: a village hall, a recreational ground, the Church of St Laurence, The Duke of Wellington Pub, a wine bar, and The Stanwick Hotel. The town of Rushden is situated approximately 3 miles to the south and offers a range of services, including supermarkets, leisure facilities, professional services, medical services and Rushden Lakes Shopping Centre.

Redlands Farm benefits from excellent road links as it adjoins and is principally accessed from the A45 (Nene Valley Way), providing good access to Thrapston (8 miles), Rushden (3 miles), Wellingborough (7 miles) and Northampton (16 miles). The A45 also provides links to the wider road infrastructure including the A14 (J13) at Thrapston, the A6 and the M1 (J15). There are direct rail services available from Wellingborough to London St Pancras International (approximately 42 minutes).

Primary education is available in the nearby village of Stanwick, at Stanwick Primary School and there is secondary schooling in Rushden, Higham Ferrers and Wellingborough. Private education is available at Wellingborough School (7.5 miles) and Kimbolton School (12 miles).



General

REDLANDS FARM, Stanwick is a compact ring-fenced residential farm with development potential and excellent road and rail links, extending to approximately 40.37 acres (16.34 hectares) in total.

The property includes a modern detached house, adjacent outbuildings; a range of agricultural buildings; Permanent Pasture and Arable Land.

Lot 1 – Redlands Farmhouse, Agricultural Buildings & Pasture Land, in all approximately 14.40 acres (Red on Plan)

The Farmhouse

REDLANDS FARMHOUSE is a modern detached property constructed in 2011, currently comprising 5 Bedrooms over 3 Floors together with a self-contained Annexe/Bed & Breakfast with 2 further Bedrooms and a Conservatory/Breakfast room. The property has 'green credentials', such as air source heat pump providing heating and hot water, solar panels providing electricity and rainwater harvesting used for toilet flushing. The property benefits from underfloor heating throughout, mains electricity and water (installed in 2018/19), and drainage is via a septic tank. In addition, the house has 2 log burners; one located in the Reception room; and the other located in the Kitchen which is fitted with a 'back boiler' as an emergency back up to provide hot water. The accommodation briefly comprises:

On the ground floor the front door leads into the Porch and through to a hallway, with doors leading off to the Kitchen, Reception room, Dining room and Cloakroom. The Hallway extends further to the self-contained Annexe/Bed & Breakfast at the back of the property with doors leading off to 2 double Bedrooms with en-suites, and the Conservatory/Breakfast room.

On the first floor stairs rise to a landing which leads to 3 Double bedrooms, 2 with en-suites, a family Bathroom, the Office and Store room.

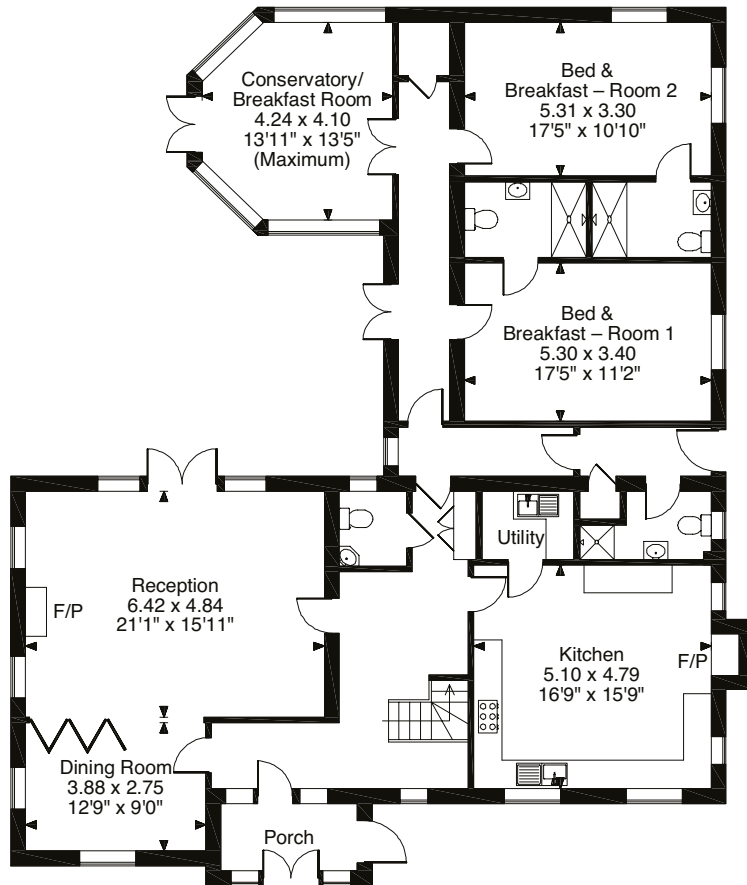
On the second floor stairs rise to two further Bedrooms, one with en-suite.

The Annexe/Bed & Breakfast is self-contained and comprises 2 twin Bedrooms with en-suites and a Conservatory/Breakfast room; one of the Bedrooms is suitable for disabled users. The Bed & Breakfast is registered with Environmental Health and bookings are taken online via eviivo. Rooms are currently charged at £70 per night including a Continental breakfast. There is an average occupancy of 60%.

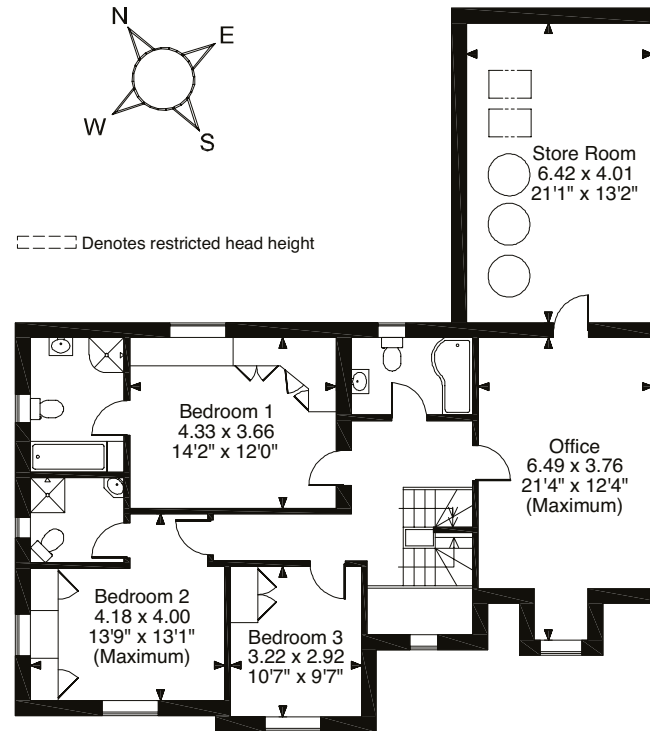
REDLANDS FARM HOUSE

Approx. Gross Internal Area: 3846 sq ft / 357 sq m

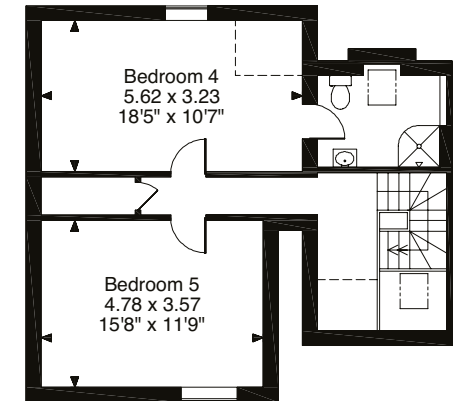
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor



First Floor



Second Floor

Important Notice - Henry H. Bletsoe & 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 Purchasers and do not constitute part of an offer or Contract. Prospective Purchaserought 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 Purchasersshould 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 & 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 Purchaserinspecting properties that have been sold, let or withdrawn. 5. The property is open to inspection. The Purchaser 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 Purchaserupon 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 Agents, Henry H. Bletsoe & Son LLP whose decision shall be final and binding on all parties to their dispute and in every such referral the Agents to decide how the costs of such reference shall be borne



The Land

The land comprises approximately 11.33 acres (4.59 hectares) of Permanent Pasture in a single enclosure bisected by the tarmac farm drive.

The land is classified as Grade 3 according to the Land Classification Maps of England & Wales, and the soils are of the Moreton Series according to the Soil Survey of England & Wales.

Buildings

The buildings comprise outbuildings ancillary to the farmhouse and agricultural buildings, and in total the approximate gross internal area is 119,711 sq ft². They comprise a combination of both traditional and modern buildings. Some of the buildings may be suitable for conversion to residential or commercial use, subject to planning.

Lot 2 – 25.97 acres of Arable Land (Green on Plan)

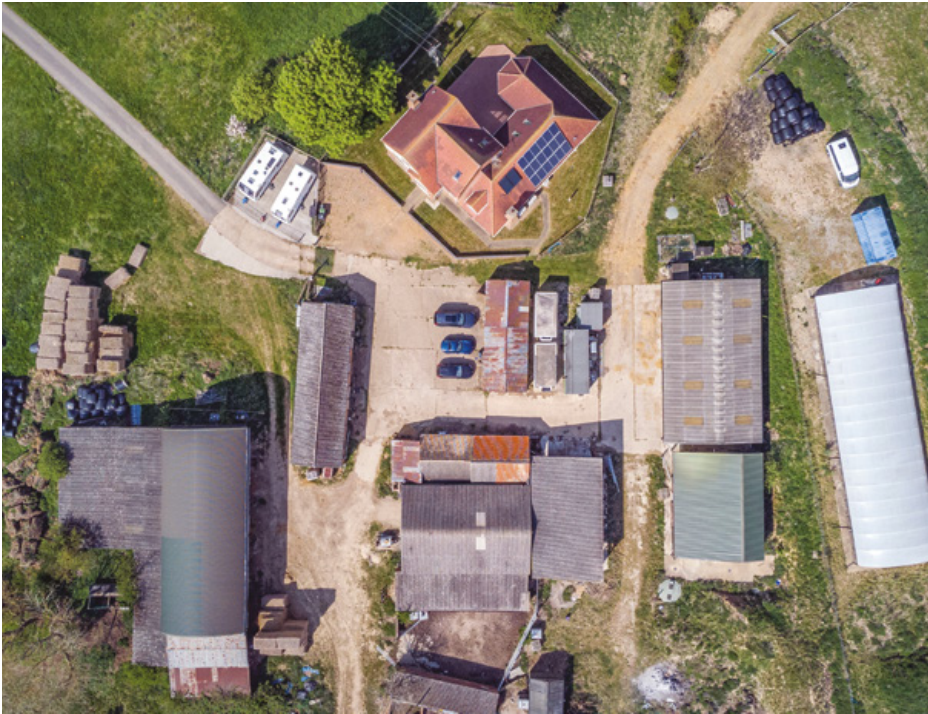
Approximately 25.97 acres (10.51 hectares) of Arable Land divided into 2 field parcels. At present, the land can be accessed via Redlands Farmyard and from the Higham/Stanwick Road which forms the southern boundary of Lot 2. If the property is sold in Lots, Lot 2 will be accessed from the Higham/Stanwick Road only, and a right will be reserved over Lot 2 for the benefit of Lot 1 in respect of the underground water supply pipe.

The land is classified as Grade 3 according to the Land Classification Maps of England & Wales, and the soils are of the Moreton Series according to the Soil Survey of England & Wales.

Lot 2 benefits from mains fed drinking troughs.

Schedule of Areas

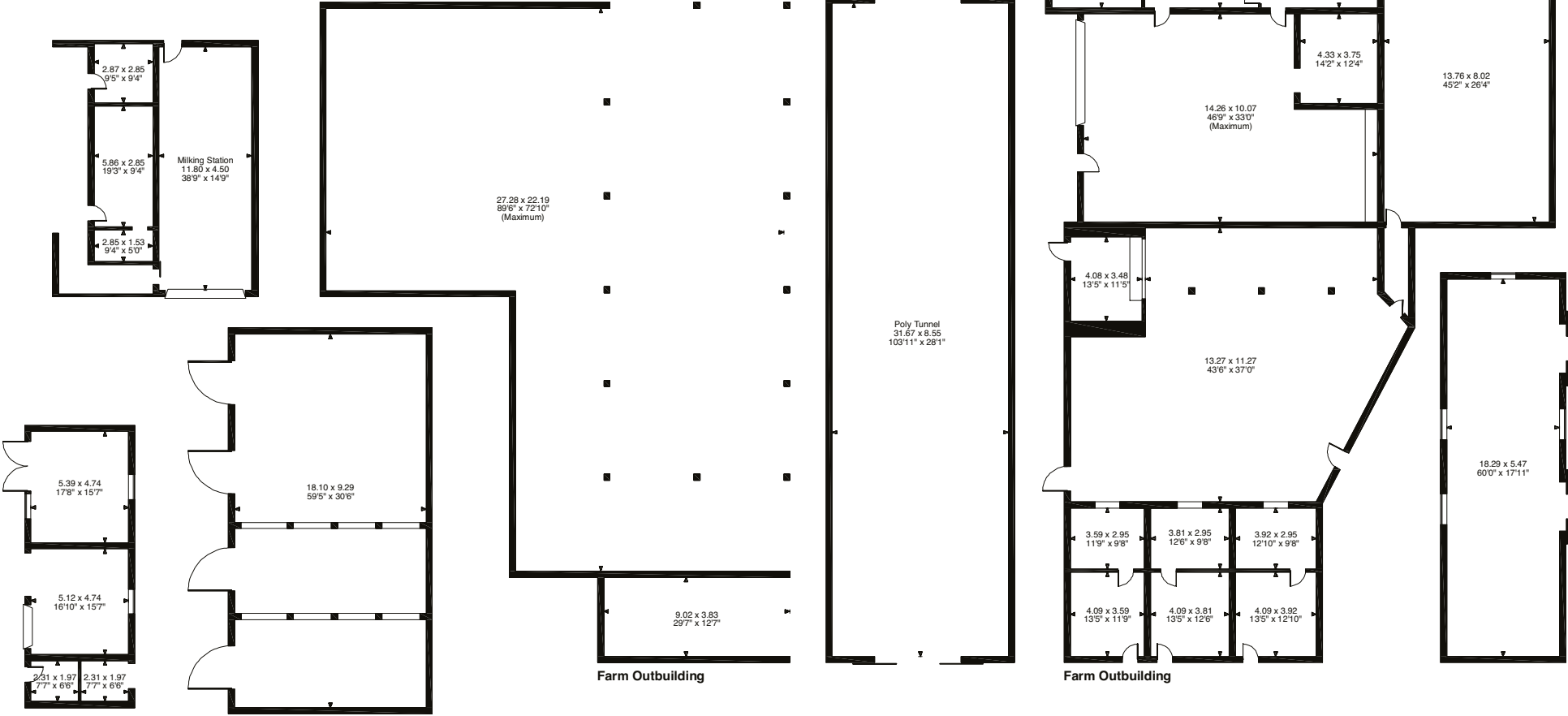
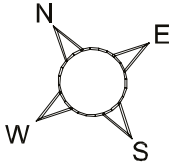
NG Number	Area (Acres)	Area (Hectares)	Description
Lot 1			
5441	4.41	1.79	Grass
5644	0.15	0.06	Track
6150	6.92	2.80	Grass
6356	0.04	0.02	Pond
6457	0.22	0.09	Grass
6842	0.60	0.24	House
6638	0.16	0.07	Buildings
6634	1.30	0.53	Grass
5932	0.28	0.11	Grass
7035	0.40	0.16	Polytunnel
TOTAL	14.40	5.84	
Lot 2			
7120	14.46	5.85	Arable
8136	11.43	4.63	Arable
6942	0.08	0.03	Arable/Margin
TOTAL	25.97	10.51	



REDLANDS FARM BUILDINGS

Approx. Gross Internal Area: 19,711 sq ft / 1831sq m

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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 2 Lots.

Tenure & Possession

The property is offered freehold with the benefit of vacant possession upon completion.

Services

The farmhouse benefits from mains water, mains electricity and drainage via a septic tank. The farmhouse also benefits from an air source heat pump providing heating and hot water, solar panels providing electricity and rainwater harvesting used for toilet flushing. The farm yard benefits from mains water and electricity.

If Lot 1 and 2 are sold separately, the Purchaser of Lot 2 shall be responsible for meeting the cost of any separation of the water supply to the troughs located in Lot 2, and provision for the necessary rights of way will be made.

Energy Performance Certificate

Current C; Potential B

Sporting, Timber and Mineral Rights

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

Basic Payment Scheme

The farmland is registered on the Land Parcel Identification System (LPIS) for the Basic Payment Scheme (BPS). The vendor will retain the BPS for the 2022 scheme year and earlier years and the Purchaser(s) will be obligated to comply with the scheme requirements for the remainder of the scheme year. The BPS Entitlements are included in the sale.

Outgoings

Drainage rates in respect of the farmland are payable to the Environment Agency.

Local Authority

Redlands Farm is within both a County and District Council. These being Northamptonshire County Council and North Northamptonshire Council

Development Overage

The seller will retain 30% of any uplift in value if planning permission is obtained for change of use from agricultural, equestrian or horticultural purposes in respect of the land only during the first 30 years after completion of the sale. The overage payment will be triggered upon the disposal of land with the benefit of planning permission or implementation of a planning permission.

Easements, Wayleaves, Covenants and Rights of Way

We understand that the property is crossed by overhead electricity cables and equipment located on timber poles, and an underground high pressure gas pipe which crosses the property in a north-east to south-west direction, parallel with the A45. A Public Footpath also runs halfway along the southern boundary of Lot 2.

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.

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.

Boundaries

The Purchaser(s) will be deemed to have inspected the property and satisfied himself 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.

Information Pack

An information pack containing further details is available from the Selling Agent.

Viewings

All viewings are strictly by appointment only through the Selling Agent, Henry H. Bletsoe & Son LLP.

Health & 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, particularly around the farm buildings, machinery and livestock. It is asked that you observe any specific signage around the farmyard.

Measurements & 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 May 2022.





Location SP 054 881
 Not to Scale
 Drawing No. W17083-02L
 Date 17.05.22



Redlands Farm, Stanwick

Bletsoes
 EST. 1881

Based on Ordnance Survey 1:2,500
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Key

- Lot 1 (5.84 ha/ 14.40 ac)
- Lot 2 (10.51 ha/ 25.97 ac)



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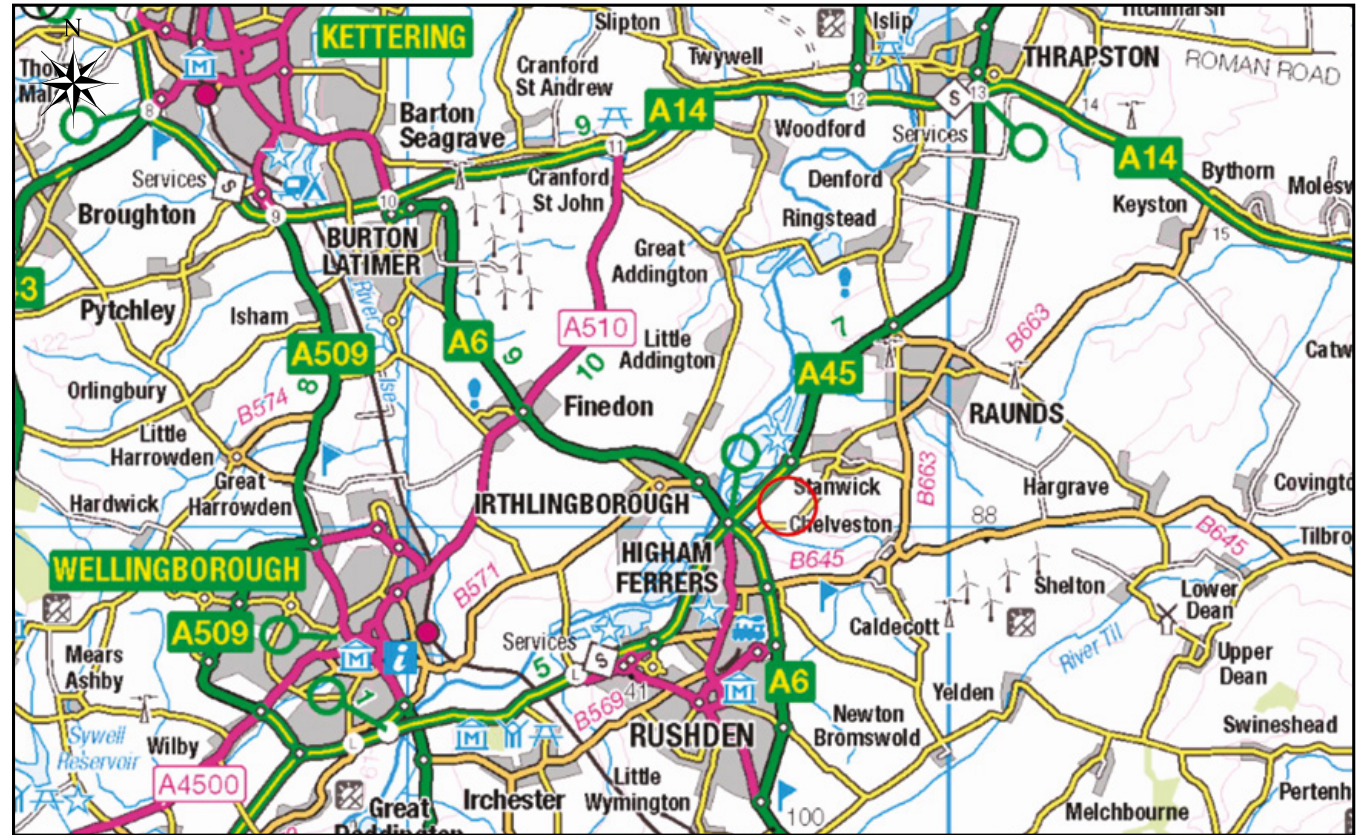
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Verity Garlick

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01832 732241



Within Easy Reach



Rushden Lakes: **3 miles**
Northampton: **16 miles**



Time to London St Pancras
Wellingborough: **42 mins**



Wellingborough: **7 miles**
Overstone: **13 miles**



Stansted: **64 miles**
Luton: **46 miles**



Huntingdon: **20 miles**
Newmarket: **50 miles**



Santa Pod: **11 miles**
Silverstone: **31 miles**

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