



Land at Middleton, Northamptonshire

Approximately 17.02 ACRES (6.89 hectares) of Pasture Land
FOR SALE AS A WHOLE

Bletsoes

EST. 1881

LOCATION

The property is located off Ashley Road, Middleton, out the northern edge of Middleton village and is set in open countryside. The land is shown edged red on the plan and extends to approximately 17.02 acres (6.89 hectares) and located to the east of the scenic Welland Valley.

DESCRIPTION

The land is an attractive block of Grade 3 permanent pasture, divided into three fields together with two ponds and mature trees and hedges along the boundaries. The majority of the land contains historic ridge and furrow, however one of the parcels is level and suitable for mowing or grazing. The table below details the Fields:

Field No:	Description:	Area:
7411	Permanent pasture, ridge and furrow	2.12 acres
5507	Permanent pasture, ridge and furrow	3.89 acres
4808	Pond	0.23 acres
6090	Permanent pasture	10.12 acres
6202	Pond	0.66 acres
		17.02 acres

The property is suitable for a variety of uses from livestock and equestrian grazing to leisure and amenity.

Whilst farmed as commercial farmland, the property may also be suitable for the provision of eco-system services, such as Biodiversity Net Gain, Carbon Sequestration, Re-wilding and Tree Planting.

TENURE AND POSSESSION

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all existing wayleaves, easements and rights of way that may exist. The property has access directly on to Ashley Road from Field 7411. To the south of Field 6090 is the Jurassic Way Public Footpath which is fenced off from the main field.

SPORTING, TIMBER, AND MINERAL RIGHTS

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

SERVICES

The property is not connected to any services.

VIEWINGS

Viewings of the property are strictly by appointment only through the Selling Agents, Henry H Bletsoe & Son LLP.

HEALTH AND SAFETY

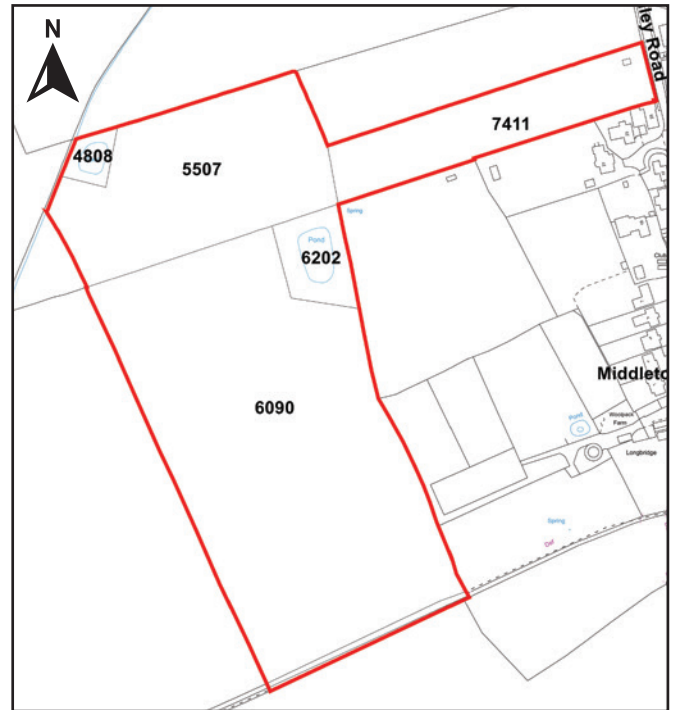
We ask you to be as vigilant as possible when making your inspection, for your own personal safety.

PLANNING AND LOCAL AUTHORITY

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

NEAREST POSTCODE

The nearest postcode is LE16 8YP and the property can be found more precisely using the what3words mapping system reference of months.intruding.confined.



BOUNDARIES

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

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. It is not anticipated that there will be any VAT upon the sale of this land.

PLANS AND AREAS

These have been prepared as carefully as possible and based on the Ordnance Survey Plan and are for the identification purposes only. The Purchaser(s) shall be deemed to have satisfied himself as to the description of the property and any error or mistake shall not annul the sale, nor entitle either Party to compensation in respect thereof.

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 in November 2025 and photographs taken: August 2025.