



Land at Ashby St Ledgers, Daventry Road,
Ashby St Ledgers, Rugby CV23 8FJ

HOWKINS &
HARRISON

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A block of productive arable and pasture land with good access and road frontage together with a barn with potential for residential conversion

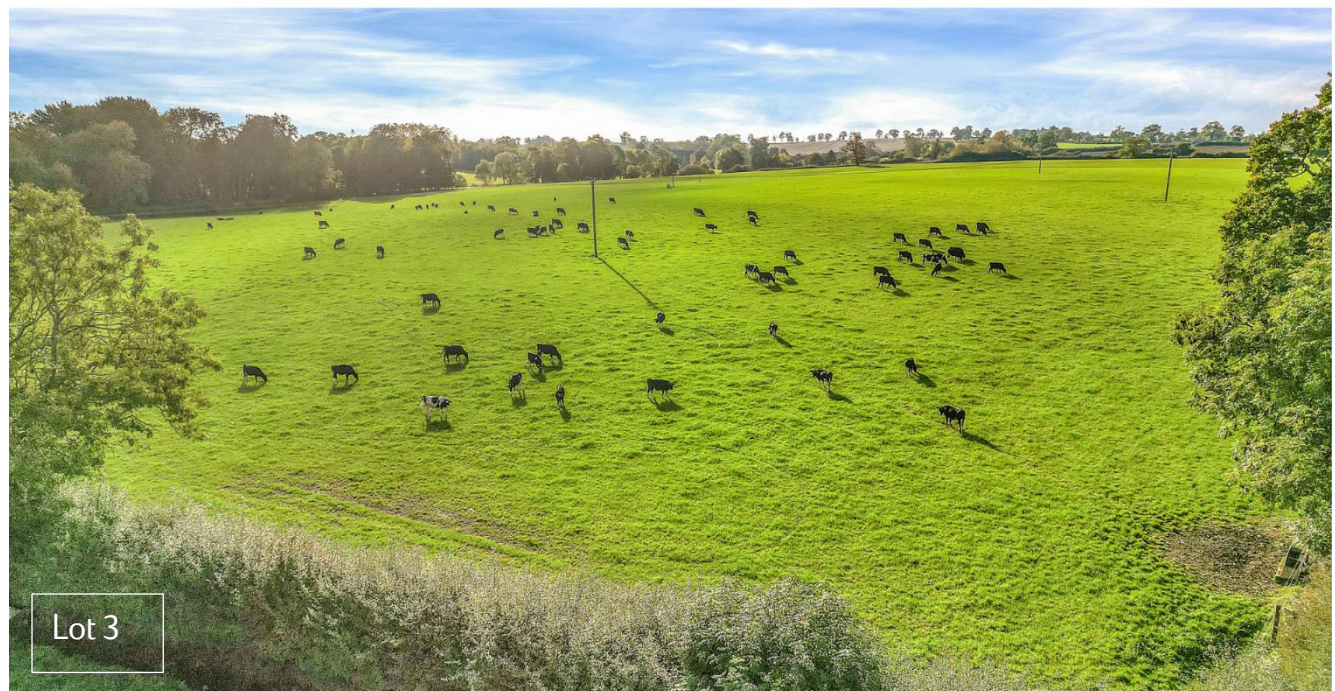
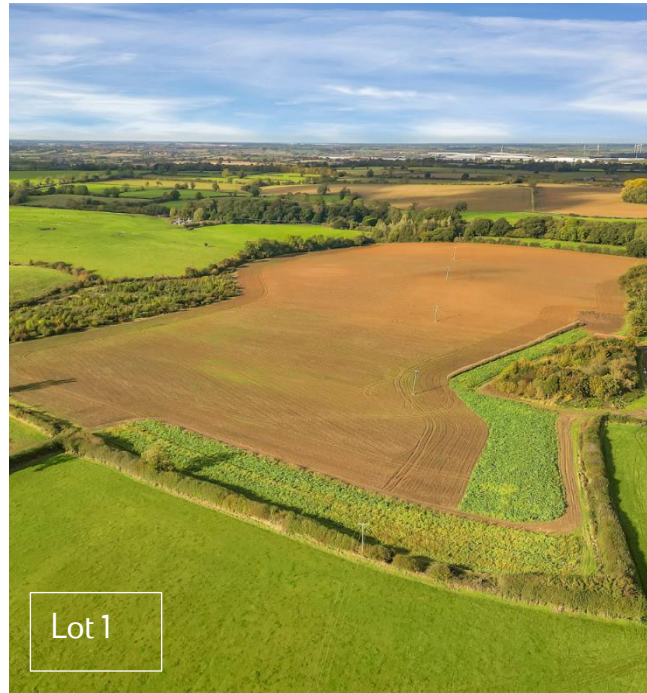
For sale as a whole or in up to 3 Lots
Extending to in all about 248.33 acres (100.50 hectares)

Features

- Productive Arable & Pasture Land
- Barn in 1.06 acres with potential for conversion
- 144 acres of arable land
- 92 acres of pasture land
- Sporting, amenity and environmental potential
- Frontage & access off Daventry Road and Main Street

Travel Distances

- Kilsby: 2.5 miles
- M1 J18: 4 miles
- Daventry: 4 miles
- Rugby: 7.5 miles
- Northampton: 21 miles





Location

The land is located to the north of Ashby St Ledgers in Northamptonshire, just off the A361 Daventry Road. The town of Daventry is 4 miles to the south and Rugby 7.5 miles to the north. Both towns offer a range of everyday services, amenities and employment opportunities. The M1 and Junction 18 is 4 miles to the north east and provides a direct link to Northampton and London in the south.

The land benefits from excellent transport network links with the A5, M6, M1, A14 and M45 all located within close proximity.

Description

The land extends to in all approximately 248.33 acres (100.5 hectares) of productive arable and pasture land, together with a traditional barn in its own yard and grounds (1.06 acres) which has previously had permission for conversion into a one bedroom dwelling. Whilst the land is currently in productive agricultural use, it has further opportunities for sporting and amenity uses as well environmental opportunities with BNG or further woodland planting potential.

The land is being offered for sale as a whole or in up to 3 lots.

Lot 1: (shaded red)

A block of gently sloping arable land extending to 93.72 acres in all with 84.5 acres of arable land that has been a cereal rotation. The land is accessed via gated access track off the Main Street to the north of the village. This track leads to the barn and gives access to all three enclosures. The land is bordered by a hedge and brook on the northern boundary and a mixture of hedge, fencing and woodland on the other sides.

Field View Barn: The traditional L-Shaped brick, timber frame and clad roof barn has a footprint of 775 sq ft (72 sq m) and has previously had permission for conversion into a one-bedroom residential dwelling via 'Class Q' Part A and B. This permission (PD/2018/0034 & 0081) has now lapsed. Purchasers should make their own enquiries as to the probability of obtaining consent to change the use of the barn. (Copies of the previous approval are available upon request).

Lot 2: (shaded blue)

A block of 60.07 acres of arable land in a cereal rotation. Access is directly off the A361. The land is relatively level with a slope in the southeastern corner, the land is enclosed by a mixture of mature hedge boundaries and fencing.

Lot 3: (shaded green)

A block of 94.54 acres of pasture land, that rises up from the village on the southern boundary to the level fields in the north. The land is enclosed by a mixture of stockproof fencing, mature hedges and is interspersed with blocks of woodland. Access is via a shared entrance (with another field) off Main Street that leads out of the village towards Crick and the A5.

Schedule of Acres

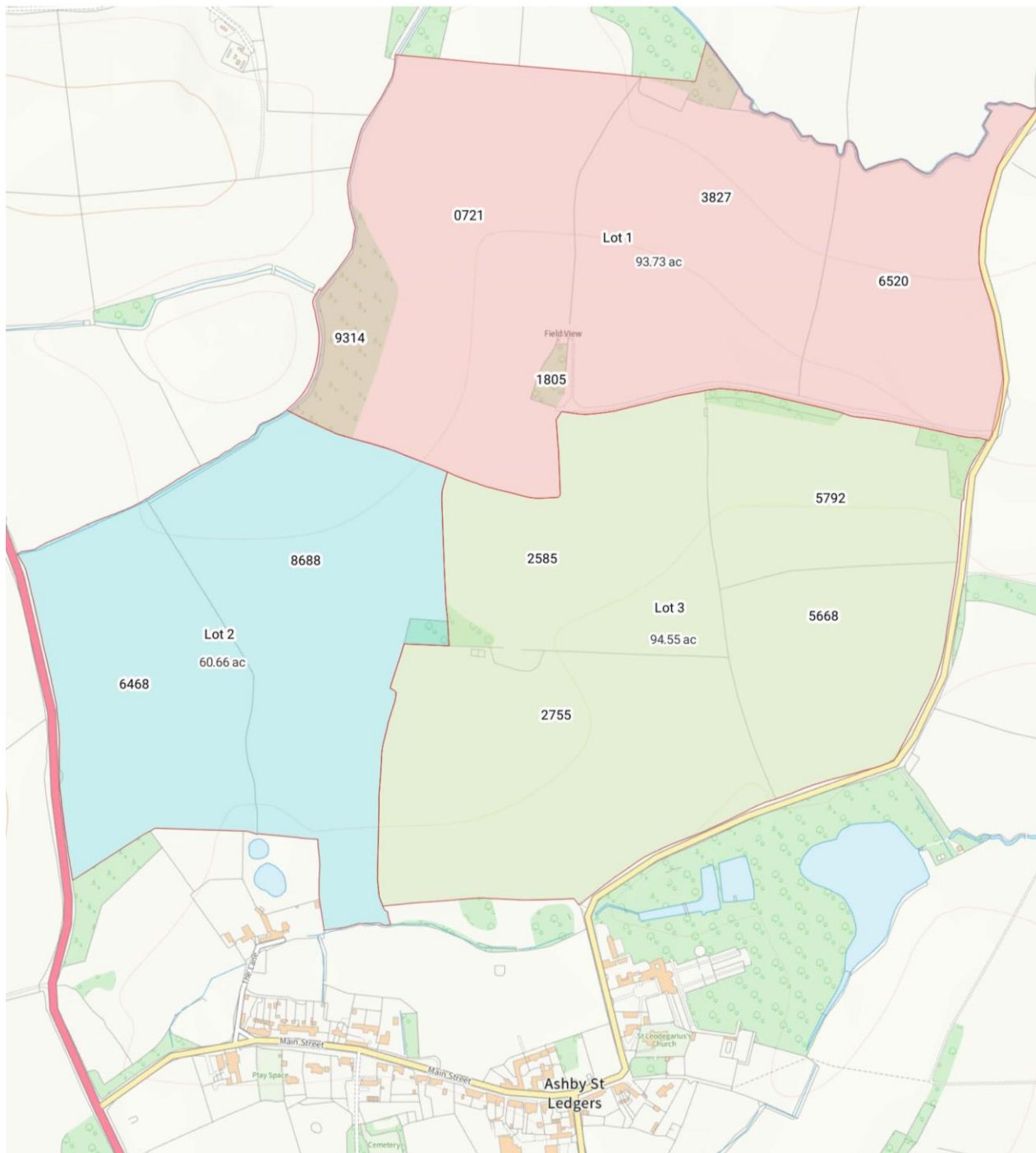
Lot	Field Number	Description	Area (ha)	Area (ac)
1	9314	Woodland	2.06	
	0721	Arable	14.35	
	1805	Barn	0.43	
	3827	Arable	11.84	
		Woodland	0.38	
		Track	0.46	
		Total	37.93	93.72
2	6468	Arable	10.11	
	8688	Arable	14.02	
		Woodland	0.18	
		Total	24.31	60.07
3		Woodland	0.20	
	2585	Pasture	9.60	
	2755	Pasture	14.17	
		Woodland	0.40	
	5792	Pasture	6.32	
	5668	Pasture	7.05	
		Woodland	0.36	
	Total	38.26	94.54	
		Grand Total	100.50	248.33



Lot 2



Lot 3



Land Grade & Soil Type

The land is classified as a Grade 3.

The soil type is described by Soilscape as a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil with moderate fertility.

It is understood that field 9314 is reclaimed land - full details will be provided with the sales pack.

Services

The land benefits from connections to mains water supplies. Sub meters may need to be installed if the land is sold in lots. Mains electricity is believed to be available in the village.

Purchasers should make their own enquiries regarding the location of the mains service supplies.

Tenure

The land is being sold Freehold from Title No's NN29742, NN261672 & NN345888.

Completion & Holdover

The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion subject to the vendors reserving the right to holdover and harvest the arable crop in Lots 1 and 2. Cultivations can commence as soon as the crop is cleared.

Lot 3 is subject to a Grazing Licence until 30th November 2024.

VAT

The vendor paid VAT on the purchase price of Lots 2 and 3 when the land was acquired from The Crown Estate in 2016.

The vendors reserve the right to charge VAT in addition to the purchase price, they are seeking clarity as to whether VAT has to be charged (as it was done upon the purchase in 2016).

Overage Clause

The property will be sold with an overage clause to reserve 30% of any uplift in value attributed to any change of use or planning permission for a period of 30 years on the land (the building will be excluded). For the avoidance of doubt, the overage will not be triggered by any agricultural, equestrian or forestry use. Full details will be provided within the legal documentation.

Easements, Wayleaves and Rights of Way

A footpath runs north to south through Lot 3 and 1 (from the village) and a footpath crosses the southern boundary in Lot 2.

There are a number of historic rights to lay drainage and water pipes to serve adjoining properties that formed part of the Ashby St Ledgers Estate. Full details will be contained within the title.

Access into Lot 3 is shared with another field and therefore maintenance of the gateway will be shared. Full details will be provided in the legal documentation. The land is sold subject to and with the benefit of all easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Sporting and Mineral Rights

Where Sporting and Mineral Rights are owned, they will be included in the sale.





Rural Land Register

The land is registered with the Rural Land Register and the fields will be transferred to the purchaser upon completion. The vendors will retain the historic element of the Basic Payment Scheme. The land is not within a CSS Mid-Tier or SFI scheme.

Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Rugby office.

The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.

The sale will require a number of sale contracts therefore an individual price 'per title' will have to be apportioned to the agreed offer price.

Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

Vendors Solicitor

Ika Castka, Wilson Browne Solicitors

Tel: 01536 410014 | Email: icastka@wilsonbrowne.co.uk

Local Authorities

West Northants District Council Tel: 0300 1267000

Northamptonshire County Council Tel: 01536 416409

Western Power Tel: 0800 6783 105

Anglian Water Tel: 03457 919 155

Viewing

Viewing is unaccompanied but by prior appointment through the agent's Rugby office on 01788 564680, or email rugrural@howkinsandharrison.co.uk.

Livestock graze the pasture fields therefore gates should remain closed and bio security measures should be adhered to.

What3Words

Lot 1: ///craft.fortified.pursuit | Lot 2: ///post.swatting.export

Lot 3: ///charts.incomes.bolsters &

Photographs

The photographs were taken in October 2023.

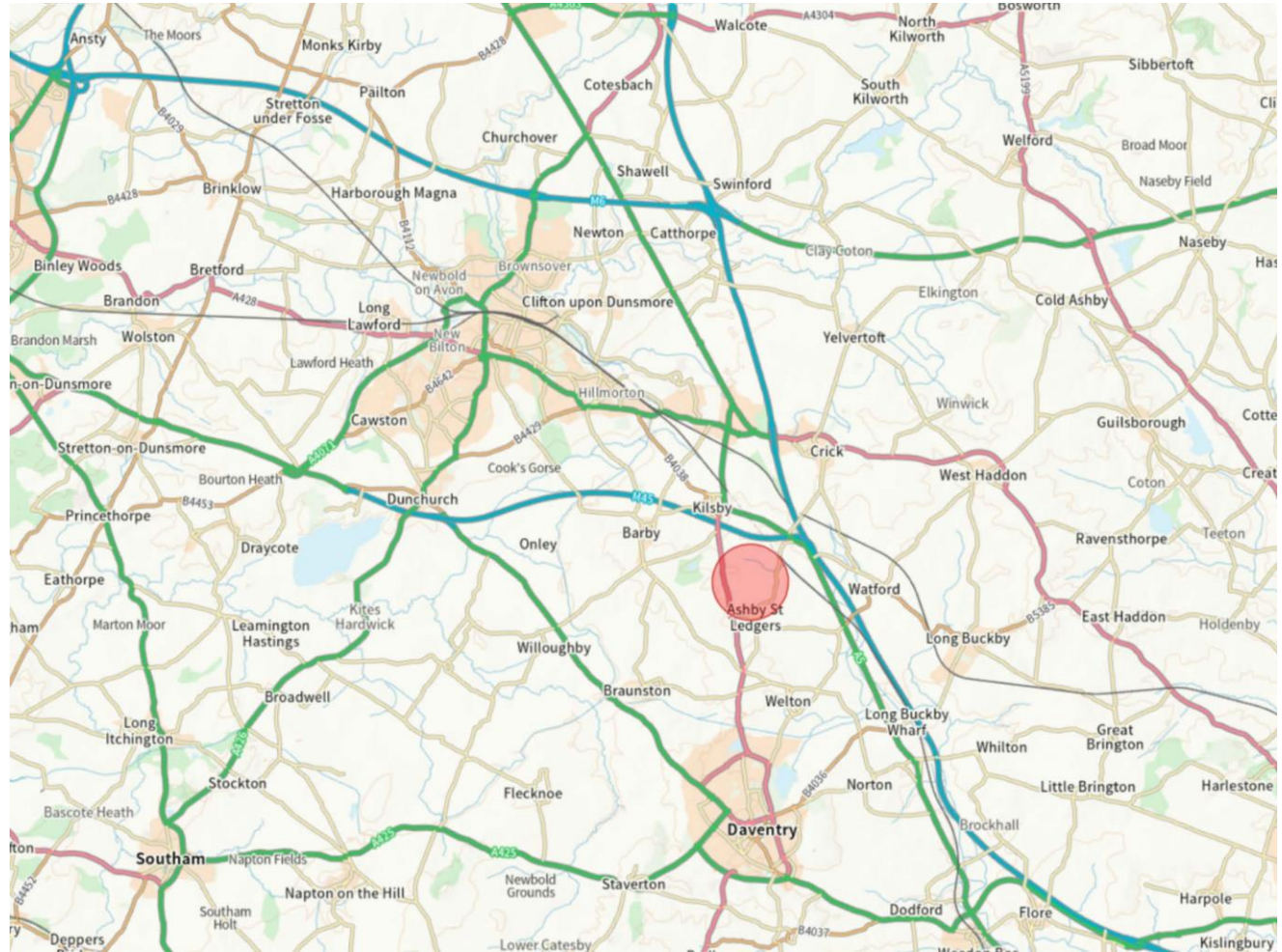
Plan, Area & Description

Please note field numbers quoted may not match the RPA field numbers. The plan is for identification purposes only.

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions.

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our AMC agents (James Collier or Andrew Pinny) who will be happy to discuss this with you and make an introduction to AMC on your behalf.



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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