



Strategic Development Land
Windmill Field, off Boughton Road, Moulton,
Northamptonshire, NN3 7TU

HOWKINS &
HARRISON

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A parcel of strategic land subject to an existing Promotion Agreement.

A rare opportunity to acquire land with development potential on the edge of Moulton, Northamptonshire.

Extending to in all about 15.99 acres (6.47 hectares)

Features

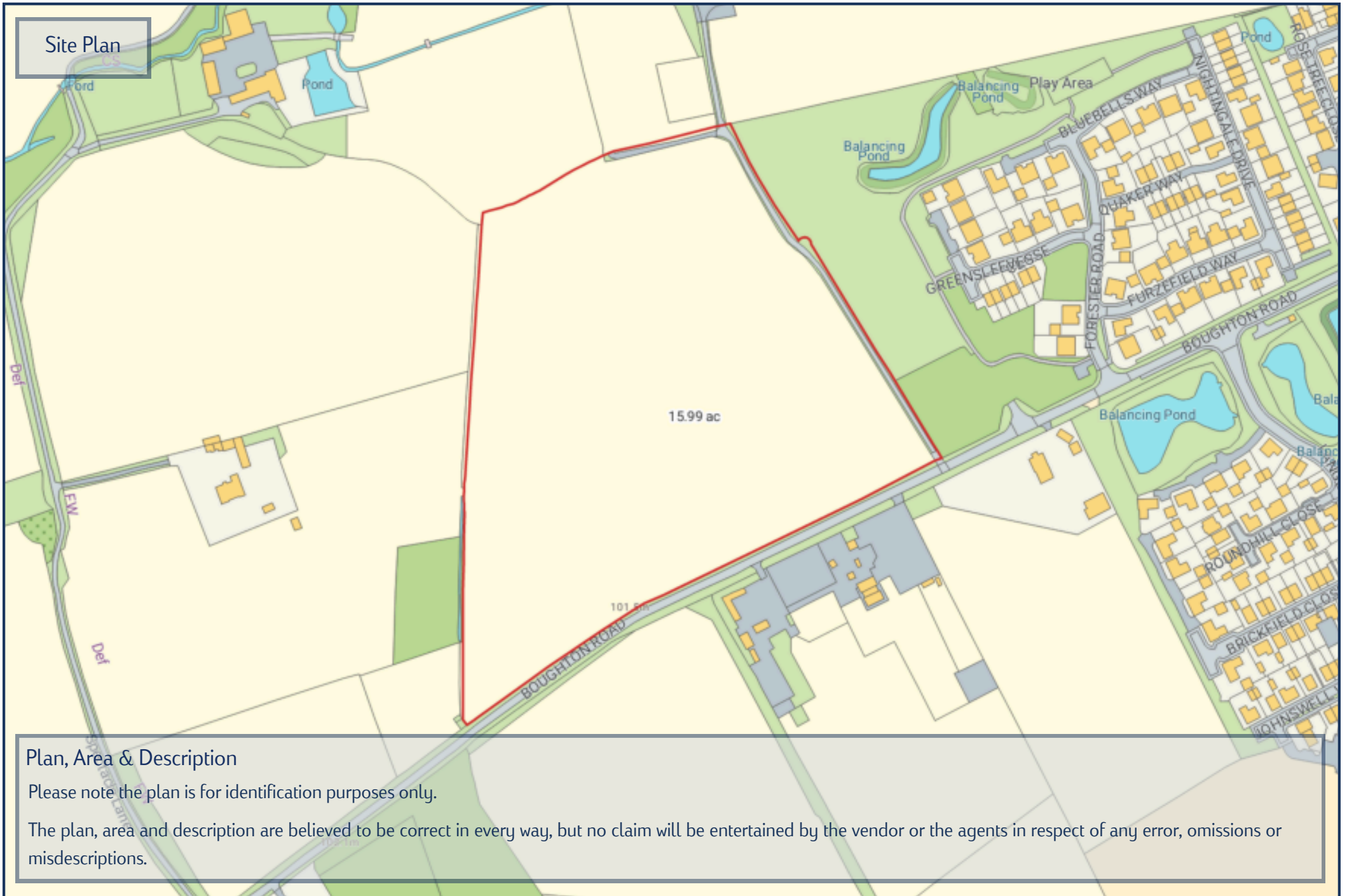
- 16 acres of productive pasture land (acreage includes concrete road)
- Edge of sustainable village
- Subject to existing Promotion Agreement
- Positive Counsel's opinion of securing planning permission in the next 4 years
- Frontage and access off Boughton Road

Travel Distances

- Moulton Church – 0.5 miles/2 mins
- Moulton Park industry – 1 mile/3 mins
- A45 – 5 miles/10 mins
- Northampton – 5 miles/17 mins
- J16 M1 – 8.5 miles/23 mins
- M6 – 20 miles/32 mins



Site Plan



Plan, Area & Description

Please note 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.



Location

Windmill Field is located to the west of Moulton, Northamptonshire, just off the Boughton Road. The field takes its name from the windmill, which once stood on the eastern boundary. The village of Moulton is adjacent to the east and Northampton town centre is 5 miles to the south. Both offer a range of everyday services, amenities and employment opportunities.

Junction 16 of the M1 is 8.5 miles to the west and provides a direct link to London in the south. Mainline train services, to Birmingham and London can be found in Northampton which provide direct links to both within an hour. Windmill Field is outside any green wedge designation.

Description

A strategic parcel of land on the western edge of Moulton village just outside the 40mph zone. The land extends to in all approximately 15.99 acres (6.47 hectares) of gently sloping pastureland, bounded by the Boughton Road to the south and an Avant Homes development to the east, Mulberry Homes to the south-east and a commercial outdoor activity centre to the south.

The land is bordered by stockproof fencing and benefits from direct access off Boughton Road, via the bell mouth entrance to a concrete road in the south-eastern corner, via a double field gate entrance adjacent, via a further field gate in the south-west corner and via a fourth access in the north-eastern corner. Running along the eastern boundary is a concrete track that provides access to an Anglian Water pumping station to the north of the parcel. The concrete track also provides the landowner with access to the gate mentioned in the north-east corner of the site.

Services

Windmill Field benefits from a natural spring banded by concrete in the north western corner of the parcel.

The land does not benefit from any mains service connections albeit a gas main runs adjacent the southern boundary along Moulton Road and water and electricity are believed to be close by. Purchasers should make their own enquiries regarding the location of the mains service supplies.

Tenure & Possession

The land is being sold Freehold from Title Number NN249883. Vacant possession will be given upon completion.

Easements, Wayleaves & Rights of Way

Anglian Water has a right of access over the concrete road to the east of the site. The maintenance responsibility relating to adjacent fencing, walls and track all falls to Anglian Water. There are no other known rights of access over the land.

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.

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.

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.

Sporting & Mineral Rights

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

Local Authorities

West Northants District Council Tel: 0300 1267000

Northamptonshire County Council Tel: 01536 416409

National Grid Tel: 0800 096 3080

Anglian Water Tel: 03457 919 155

Cadent Gas Tel: 0800 389 8000



Planning & Legal

The land is subject to a Promotion Agreement that was entered into with Rosconn Strategic Land (RSL), in 2018. Since entering into the Promotion Agreement, RSL was acquired by Bellway Homes in 2022. The acquisition had no subsequent effect on the Promotion Agreement and remains in full effect. Since 2022 the same team have led the Promotion Agreement under the employment of Bellway Homes.

The initial six-year Promotion Agreement expired on 9th April 2024, which included provisions for an extension period for a further four years. The Agreement was subsequently extended following the positive conclusion of Counsel's opinion deeming "there is a 50% or greater chance that the Property will secure a Satisfactory Planning Permission in the next 4 years".

A copy of the Counsel's report is available in the dataroom. West Northamptonshire Council (WNC) has prepared its new Local Plan, Regulation 18 Draft, which was consulted upon for a period of eight weeks from Monday 8th April 2024 until Sunday 2nd June 2024. West Northamptonshire Councils 'Call for Sites' exercise ran from 8th April 2024 until 2nd June 2024. RSL submitted all relevant representations to WNC relating to Windmill Field.

With the general election on 4th July, we expect this could impact the timeline for WNC consultation period further delaying the review process

Bellway has no right of pre-emption in the purchase, allowing the site to be sold on the open market in accordance with the terms of the promotion agreement.

If Satisfactory Planning Permission is granted at Local Level, 17% of the Net Sale Proceeds shall be payable to the Promoter. If Satisfactory Planning Permission is granted at Appeal, 19% of the Net Sale Proceeds shall be payable to the Promoter.

Vendors Solicitors

Matt Hawkins
Arnold Thomson
205 Watling Street West, Towcester,
Northamptonshire NN12 6BX
Matt.hawkins@arnoldthomson.com | 01327 350266





Dataroom

A comprehensive digital information pack has been set up and access can be provided to interested parties upon request. The data room will contain the following information:

- Covering Letter
- Planning Strategy Report
- Extension Notice
- Counsel's Legal Opinion
- Redacted Promotion Agreement
- Title Documents
- Anglian Water Services Confirmatory Deed
- Archaeology and Heritage Appraisal
- Topographical Survey
- West Northamptonshire Strategic Plan Options Consultation Response Form, December 2021.

Upon exchange on contracts the successful purchaser will be required to sign a deed of adherence to continue the vendors obligations set out in the signed Promotion Agreement, and will consent to the Promoter applying to the Land Registry to place a restriction on the title to protect the interests of the Promotion Agreement.

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.

VAT

It is the intention of the vendor NOT to charge VAT in addition to the purchase price, however the vendor reserve the right to charge VAT in addition to the purchase price.

Retained Agents

The selling agents would seek to be retained to act on behalf of the successful purchaser and the future sale of the site with the benefit of planning permission for residential development as per the terms of the promotion agreement.

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.

What3Words

///senses.payer.cities

Viewing

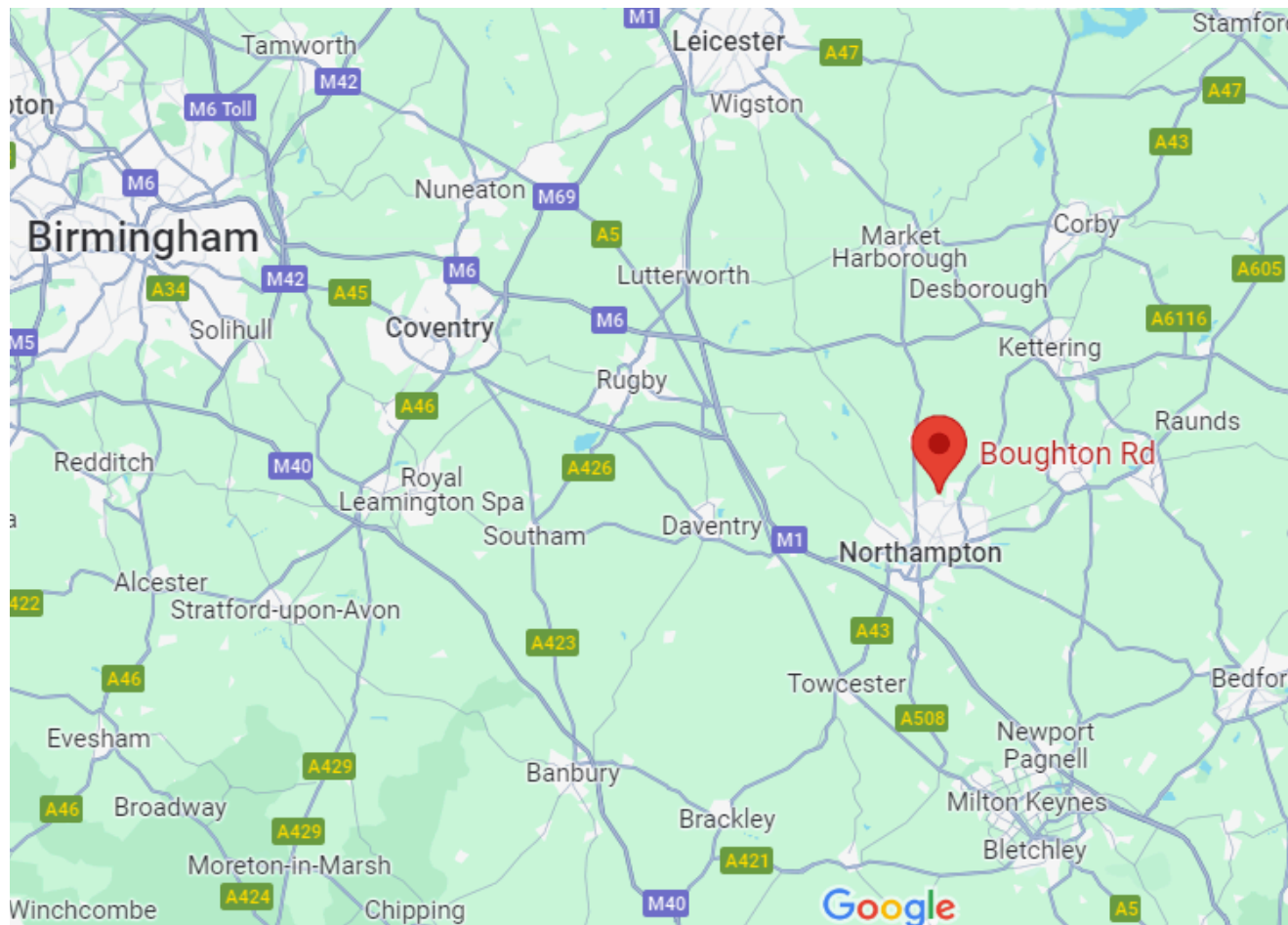
Viewings are unaccompanied, by prior notification only, during daylight hours, within reasonable times, with a copy of the brochure to hand. Neither the vendors or the agents are responsible for the safety of those viewing the property, and persons taking access do so entirely at their own risk. Care must be taken to ensure to avoid any damage to the grass by walking around the field perimeter wherever possible.

Please inform Howkins & Harrison, the selling agents, of timings for proposed viewings.

Email: henry.martin@howkinsandharrison.co.uk

Phone: 01788 564680

Contacts: Jeff Paybody & Henry Martin



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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