



Land at Lodge Farm, Yelvertoft Road, Lilbourne, CV23 0SZ

HOWKINS &
HARRISON

Land at Lodge Farm, Yelvertoft Road, Lilbourne, CV23 0SZ

A block of productive arable and pasture land with good access and road frontage. For sale as a whole or in up to two lots.

Totalling approximately 99.26 acres (40.16 hectares)

Features

- Productive Arable and Pasture Land
- 91.58 acres of arable land
- 7.68 acres of pasture land
- Sporting, amenity and environmental potential
- Frontage and access off Yelvertoft Road
- Additional 6.42 acres available by separate negotiation

Location

The land is located to the East of Lilbourne in Northamptonshire, just off the Yelvertoft Road (equidistant between the villages of Lilbourne and Yelvertoft). The town of Rugby is approximately 8 miles to the West, offering a range of everyday services, amenities and employment opportunities. The M1 and Junction 19 is 2 miles to the north, along with the M6 and A14 and provides a direct link to Northampton and London in the south.

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

Travel Distances

- Lilbourne and Yelvertoft: 1 mile
- Rugby: 8 miles
- Northampton: 19 miles
- M1, M6 and A14: 1 mile



Schedule of Acreage

Lot	Field Number	Description	Acres
1	7658	Arable	13.07
	7634	Arable	17.67
	7606	Arable	9.00
	7631	Arable	14.58
	7629	Arable	37.26
		Total	91.58
2	0815	Pasture	7.68
		Total	7.68
Hatched Area	0048	6.42	6.42
		Total	6.42
		Grand Total	105.68

Lot 1

An arable block extending to 91.58 acres (37.06 ha) currently down to beans. The land is accessed from Yelvertoft Road, via a gate in the north west corner of the property (not through the farmyard). The land is comprised of five field parcels.

Lot 2

A block of 7.68 acres (3.10 ha) of ridge and furrow pasture land. The land is enclosed by a mixture of stockproof fencing and mature hedges.

Hatched Area

A pasture block totalling 6.42 acres (2.59 ha) is located east of the farm buildings and available to the purchaser of the residential and/or land purchaser by separate negotiation (hatched grey).

Description

The land extends to approximately 99.26 acres (40.16 hectares) of productive arable and pasture land. Whilst the land is productive it also has opportunities for sporting and amenity uses as well environmental opportunities with BNG or further woodland planting potential. The land is Grade 3, with the soils described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils according to the Ragdale Soil Association.

The land is being offered for sale as a whole or in up to 2 lots.

In addition to the land, the residential farmhouse known as Lodge Farm, farm buildings and paddock are being offered to the market, extending to 7.22 acres.

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.

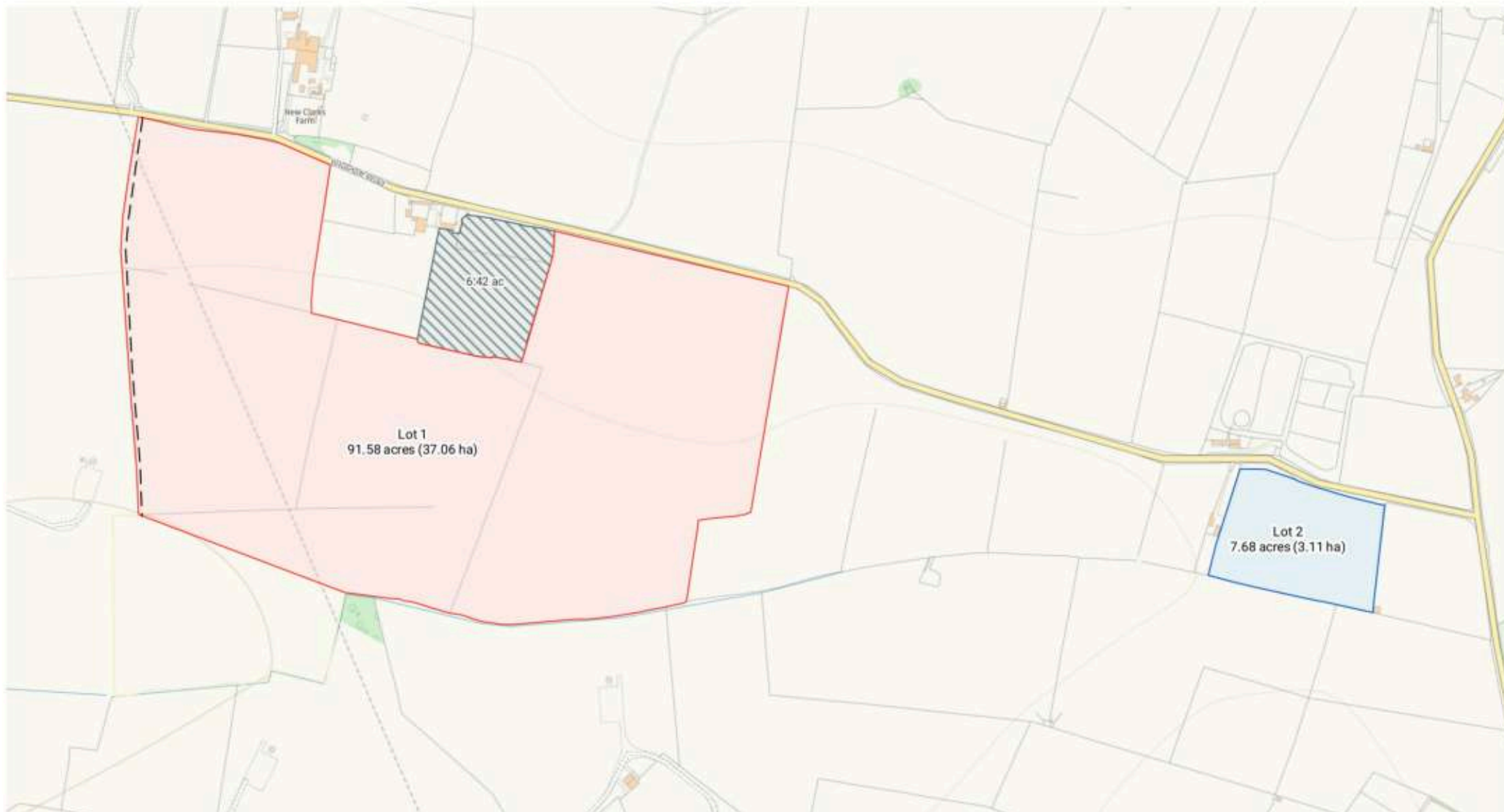
The vendors reserve the right to offer the property for sale in any order other than that described in these particulars, to sub-divide, amalgamate or withdraw the property from the sale without prior notice.

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.

Note: the 6.42 acres (2.59 ha) of land to the east of the farmhouse (hatched grey) will be offered only to the purchaser of the farmhouse and/or the purchaser of the land of Lot 1. It will not be offered for sale as a separate lot at this stage.

Easements, Wayleaves & Rights of Way

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. The vendor reserves the right of way for access and all purposes down the western boundary of the property, from the Yelvertoft road to the retained land, marked A-B on the attached plan.





Tenure

The land is being sold Freehold, in up to three lots, all from Title Number NN381848.

Plan, Area & Description

These are based on the Ordnance Survey and Rural Land Register data and are there for reference only. The plans, 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.

Sporting & Mineral Rights

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

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. 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.

Rural Land Register

The land is registered with the Rural Land Register and the fields can be transferred to the purchaser upon completion, from the current tenant.

Completion

The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion. The current tenancy will end on 29th September 2024 once the beans are harvested.

Services

We understand that mains water is not available to the land (although they are connected to the farmhouse). Purchasers should note that it is their responsibility to make their own enquiries regarding the location, adequacy and availability of the mains service supplies.

Local Authorities

West Northants District Council Tel: 0300 1267000

National Grid Tel: 0800 6783 105

Anglian Water Tel: 03457 919 155

Anti Money Laundering Regulations

We are required under due diligence, as set up under HMRC, to take full identification (e.g., photo ID and recent utility bill as proof of address) of a potential purchaser upon submitting an offer on a property.

Viewing

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

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

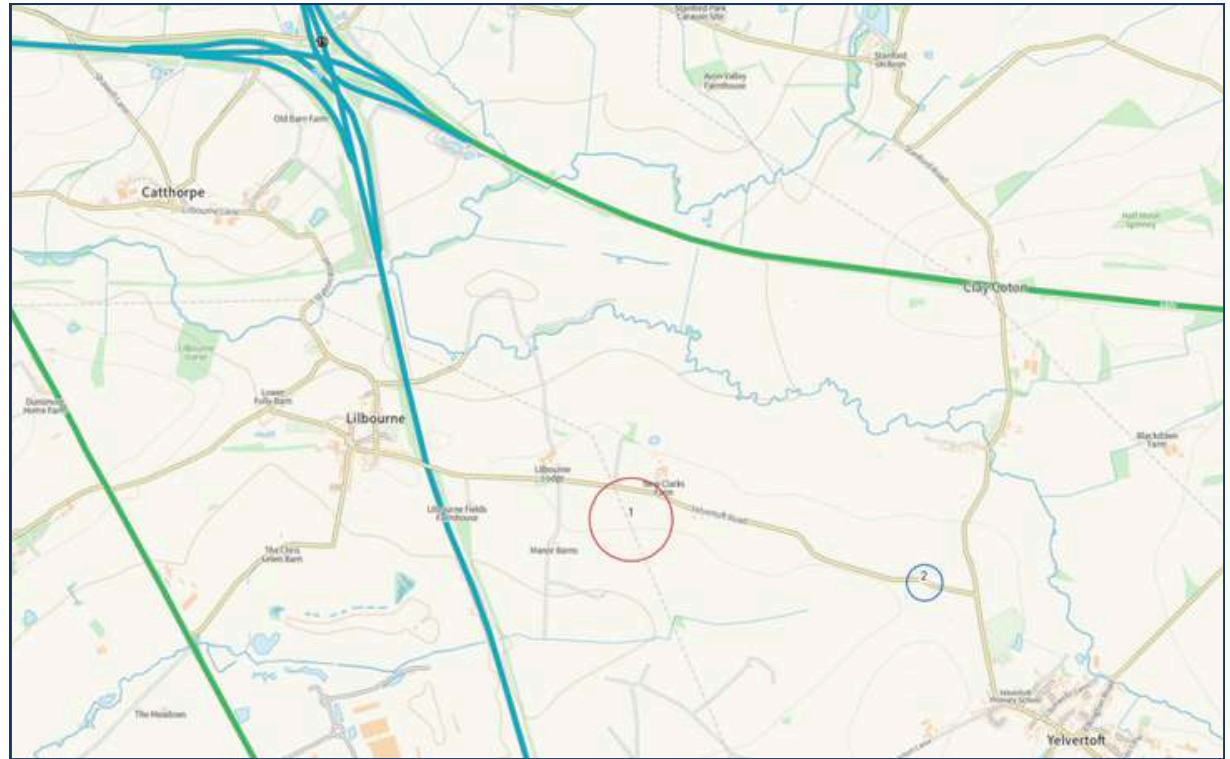
What3Words

Lot 1 - ///sped.discloses.chuck

Lot 2 - ///shampoos.plastic.plump

AMC

If you would like to discuss financing a purchase of agricultural land, please speak to one of our Agricultural Mortgage Corporation, 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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