



Arable Land at the Ridgeway, Barby,
Northamptonshire CV23 8UH

HOWKINS &
HARRISON

Arable Land at the Ridgeway, Barby, Northamptonshire CV23 8UH

A productive block of arable land with frontage to The Ridgeway.

Extending to in all 56.68 acres (22.94 ha)

Features

- 55.92 acres of productive arable land
- 0.76-acre spinney
- Road frontage and access off the Ridgeway
- Elevated position

Distances

- Rugby 6 miles
- Daventry 5 miles
- Northampton 18 miles
- M1 (J18) 4 miles





Situation

The land is situated on The Ridgeway just to the south of the village of Barby and being approximately 1 mile from the village of Kilsby and approximately 6 miles to the north of the town of Daventry, which provides a good range of everyday services, facilities and amenities via the A361. The larger town of Rugby is approximately 5 miles to the northwest and Junction 18 of the M1 provides access north and south and also leads on to the A5, A14 and M6.

The situation of the land is shown on the attached location plan.

Description

The Land at the Ridgeway comprises five parcels of good quality arable land extending to 55.92 acres, surrounding a 0.76-acre spinney in the centre. The land is classified as Grade 3 on the Provision of Agricultural Land Classification Maps with the soil described as a slowly permeable seasonally wet slightly acid but base-rich loam and clay soil suitable for grassland, arable and some woodland.

Cropping – The land has been farmed as follows over the last 3 years:

| OS No. | Field No. | 2024 | 2023 | 2022 |
|--------|-----------|------|-----------|----------|
| SP5569 | 3794 | OSR | W. Barley | W. Wheat |
| SP5570 | 5903 | OSR | W. Barley | W. Wheat |
| SP5570 | 3918 | OSR | W. Barley | W. Wheat |
| SP5570 | 6028 | OSR | W. Barley | W. Wheat |
| SP5570 | 4135 | OSR | W. Barley | W. Wheat |

Schedule of Acreages

The land is shown edged red on the attached ordnance survey plan and schedule of acreages is as follows:

| OS Number | Description | Acres | Hectares |
|-------------|-------------|-------|----------|
| SP5569 3794 | Arable | 13.57 | 5.49 |
| SP5570 5903 | Arable | 12.88 | 5.22 |
| SP5570 3918 | Arable | 9.17 | 3.71 |
| SP5570 5017 | Spinney | 0.76 | 0.31 |
| SP5570 6028 | Arable | 10.51 | 4.26 |
| SP5570 4135 | Arable | 9.76 | 3.95 |
| | Total | 56.65 | 22.93 |

General Information

Tenure & Possession

The property is offered for sale freehold with vacant possession of the land being given upon completion.

Title

The property will be sold as a complete title from Title Number NN383735.

Services

The land does not currently benefit from any mains service connections however it is understood that a mains water supply exists in the road.

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

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 previous Basic Payment Scheme claim. The land is not within a CSS Mid-Tier or SFI Scheme.





Sporting & Mineral Rights

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

Overage Clause

An Overage Clause will be included within the sales contract which will reserve 30% of any increase in value due to any non-agricultural or equestrian development that takes place on the land for a period of 30 years from the date of sale. The Overage will be triggered either upon implementation of the planning consent or a sale.

For the avoidance of doubt this will not include any farm buildings, stables or equestrian facilities that are constructed on the land but would include a dwelling (even if occupancy was restricted).

Rights of Way Etc

A footpath crosses fields 6028 and 5903 from the north-eastern boundary to the south. Overhead electricity wires with stays crosses the land from east to west and south to north.

It is not believed there are any other rights of way, easements or wayleaves that benefit or affect the property.

Plan, Area & Description

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 misdescription. The plan is for identification purposes only.

Method of Sale

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

Local Authorities

West Northamptonshire District Council Tel. 0300 1267000
Anglian Water Tel. 0345 791 9155
Western Power Distribution Tel. 08000 963080

Anti Money Laundering

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

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Vendor Solicitor

Kate Austin
Arnold Thomson Solicitors, 205 Watling Street West, Towcester,
Northants, NN12 6BX
01327 350266 | kate.austin@arnoldthomson.com

Viewing

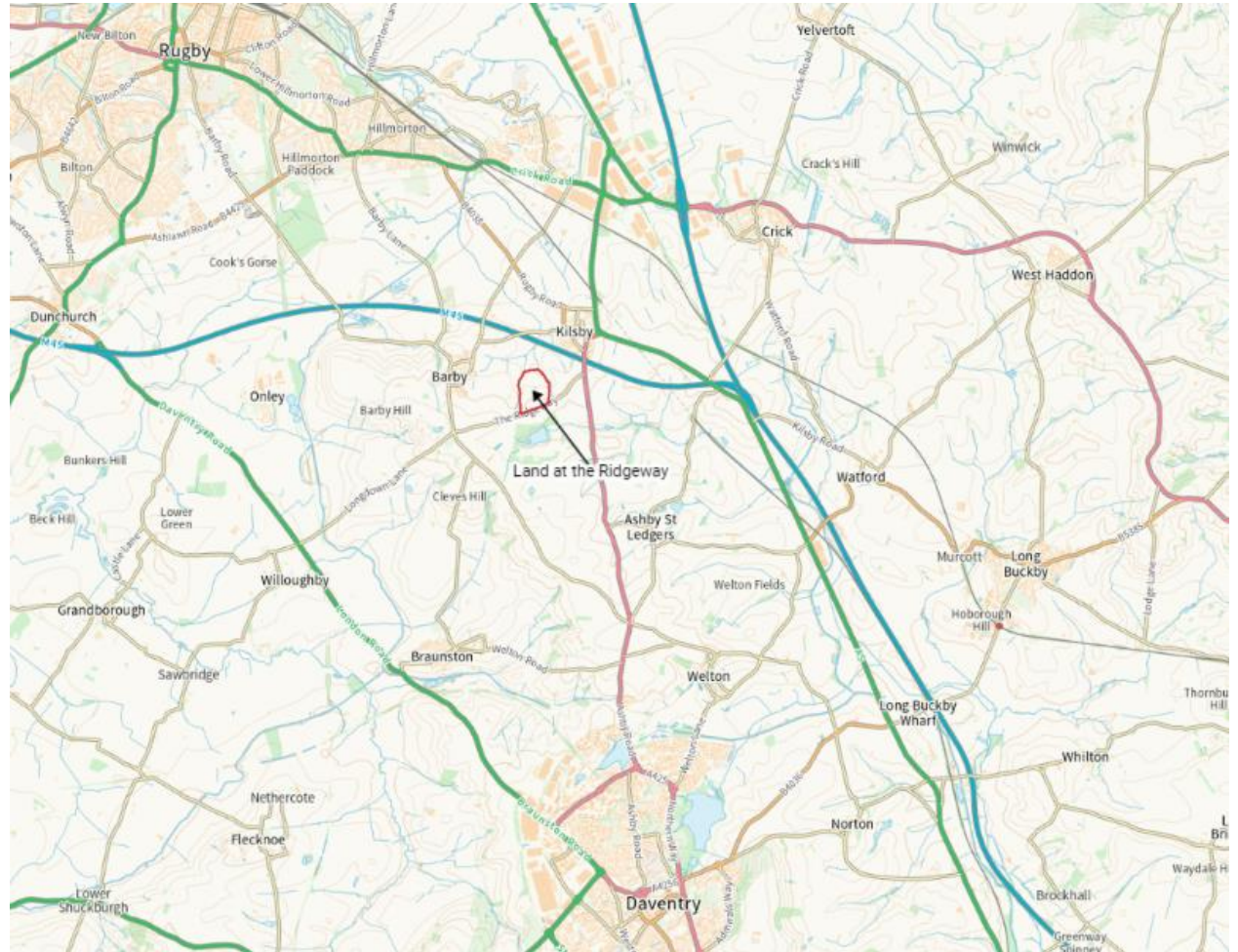
Unaccompanied but by prior appointment through the agent's Rugby office.

Call 01788 564680 or email rurural@howkinsandharrison.co.uk

WhatThreeWords

Using the WhatThreeWords app the following will take you to the field gate:

///remotest.bead.tame



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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