



Land off High Street, Welford,  
Northamptonshire, NN6 6HT

HOWKINS &  
HARRISON



# Land off High Street, Welford, Northamptonshire, NN6 6HT

An attractive block of permanent pasture, suitable for both equestrian and agricultural purposes (subject to planning), accessed off High Street, Welford.

**Extending in all to approximately 2.78 acres (1.13 hectares).**

## Situation

The land is situated off High Street, Welford. Welford is a picturesque village within Northamptonshire, situated approximately 2 miles south of Husbands Bosworth and approximately 8 miles east of the larger town of Lutterworth, which provides a good range of services, facilities and amenities via the A4303. The land also has excellent transport links with junction 1 the A14 situated 2 miles south, which provided access to wider road network links such as M6 and M1.

## Description

The land off High Street, Welford comprises five parcels of undulating permanent pasture extending to approximately 2.78 acres in total, that abuts the settlement boundary of Welford village. In accordance with Natural England's Provision of Agricultural Land Classification Maps the land is classed as Grade 3 while the soil is described as slowly permeable seasonally wet slightly acid but base rich loam and clay soil suitable for grassland and some arable.

The permanent pasture has previously been used to graze sheep and benefits from stock proof fencing and mature hedge boundaries, however the land would be suitable for equestrian use.

A hardcore track provides access to each of the individual parcels. In addition, there is a larger hardcore area situated near the centre of the landholding.

Two timber and galvanized poly tunnels are situated adjacent to the hardcore area and are currently used for the storage of hay and silage together with lambing of sheep.

The land is bound to all sides by established hedgerows together with post and rail fencing that subdivide the field parcels.





### Rights of Way Etc

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

### Boundaries & Fencing

Where known the boundary ownership is detailed by inwards facing 'T' marks on the site plan.

### 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.

### Overage Clause

An overage clause has been imposed by the previous landowner which reserves 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. There is currently 29 years left on the existing overage in place. The overage will be triggered either upon implementation of the planning consent or a sale.

For the avoidance of doubt the vendor will not be including any additional overage on top of the existing clawback clause.



### Schedule of Acreages:

OS Number:	Description:	Acres:	Hectares
SP6480 4842	Permanent Pasture	1.5	0.61
SP6480 4246	Permanent Pasture	0.18	0.07
SP6480 4142	Permanent Pasture	0.15	0.06
SP6480 3944	Permanent Pasture	0.13	0.05
SP6480 3847	Permanent Pasture	0.42	0.17
SP6480 4344	Hardcore	0.4	0.16
	<b>TOTAL:</b>	<b>2.78</b>	<b>1.12</b>

## SITE PLANS:

2.78 ac  
NN372235



## Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract.

All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information, and it cannot be inferred that any item shown is included.

## General Information:

### Tenure & Possession

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

### Services

The land benefits from a mains water connection which services a water trough along the northern boundary.

The above services have not been tested and purchasers should note that it is their specific responsibility to make their own enquiries to the appropriate authorities as to the location, adequacy and availability of the aforementioned services.

### Title

The property will be sold as a complete title from Title Number NN372235.



## Local Authority

West Northamptonshire District Council Tel. 0300 126 7000  
Anglian Water Tel. 0345 791 9155  
National Grid Tel. 0800 0963080

## Vendors Solicitor

Glover Priest Solicitors  
19, The Point Business Park  
Rockingham Rd  
Market Harborough  
LE16 7QU

## What3Words

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

///website.travel.lakeside

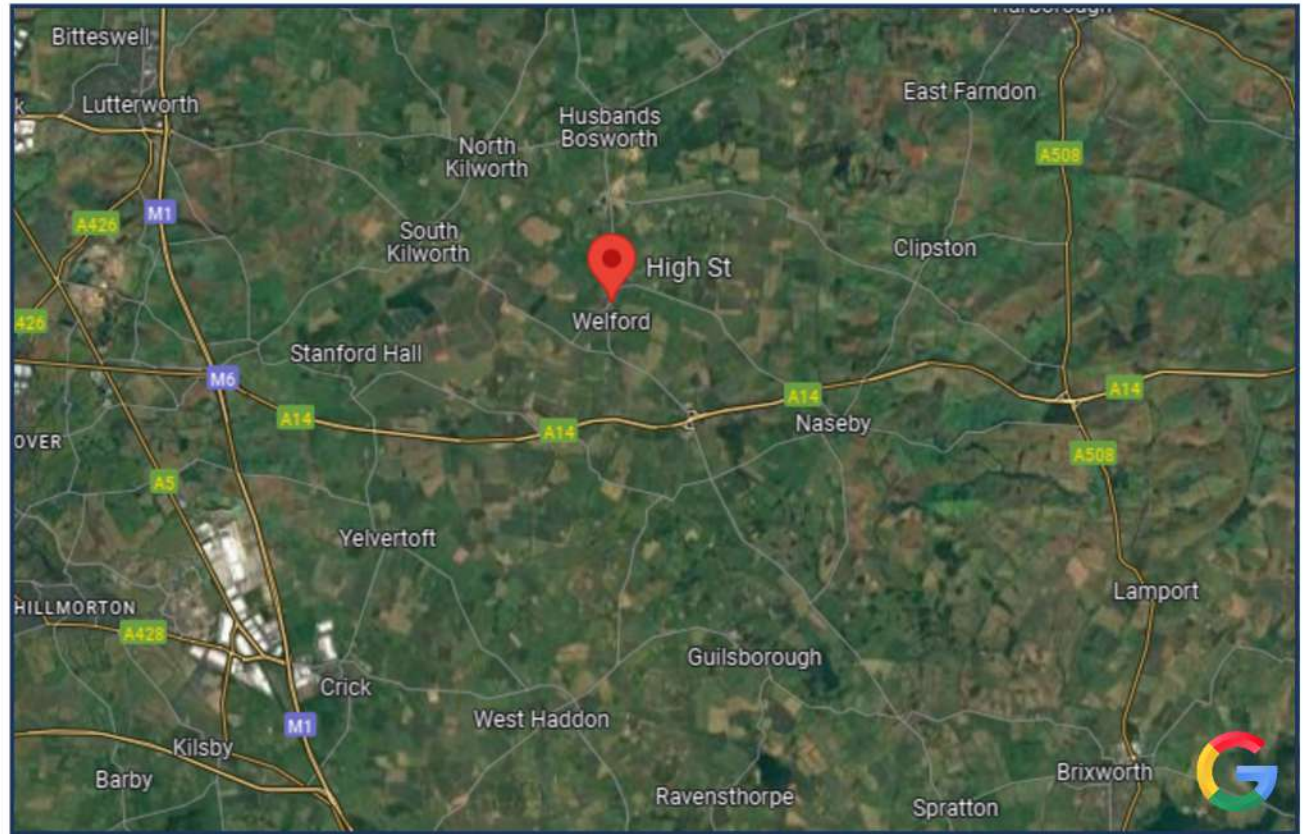
## Viewing

Strictly by prior appointment through the agent's Rugby Office.  
Please note that there are sheep grazing in the land and therefore appropriate security measures should be taken and the gate should remain closed at all times.

Telephone: 01788 564680 or  
Email: [rugrural@howkinsandharrison.co.uk](mailto:rugrural@howkinsandharrison.co.uk)

## Anti Money Laundering Regulations

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.



### 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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