



Land at Ashley, Northamptonshire – about 4.28 acres

Land at Ashley, Northamptonshire

A parcel of mature ridge and furrow grassland situated to the east of Ashley village.

Market Harborough 5½ miles, Desborough 5½ miles, Corby 8 miles

About 4.28 acres

For sale as a whole by Informal Tender.

Deadline 12 noon on Friday 20th June 2025

Guide Price £75,000

Situation

The land is located to the east of the village of Ashley in Northamptonshire and has vehicular access directly off Middleton Road.

The Land

The land extends to approximately 4.28 acres of grassland with ridge and furrow topography.

Tenure

Freehold with vacant possession on completion.

Method of Sale

The land is offered for sale by informal tender on the following terms:

1. All tenders must reach the office of Shouler & Son, County Chambers, Kings Road, Melton Mowbray LE13 1QF no later than 12 noon on Friday 20th June 2025. Late tenders will not be considered. Tenders may be submitted by email to: t.harris@shoulers.co.uk

2. Tenders should be submitted on the Tender Form in writing and placed with a sealed envelope marked "Land at Ashley, Northamptonshire FAO Tim Harris". All tenders must be made by a named Buyer with their full home address, telephone number and email address provided as well as details of the solicitor acting. The Tender Form is available from Shouler & Son, the Seller's agent.

3. Tenders must be for a precise sum of pounds sterling. It is advised that tenders should be for an odd figure to avoid the possibility of identical bids. No escalating tenders, linked tenders or tenders made with reference to others will be considered. No tenders will be considered that are subject to obtaining planning permission.

4. The seller does not undertake to accept the highest or indeed any tender made.

5. Tenders must be accompanied with evidence of finance or funds for the purchase.

6. Tenders are invited for the land using the Tender Form available on request from Shouler & Son, the Seller's agent.

Services

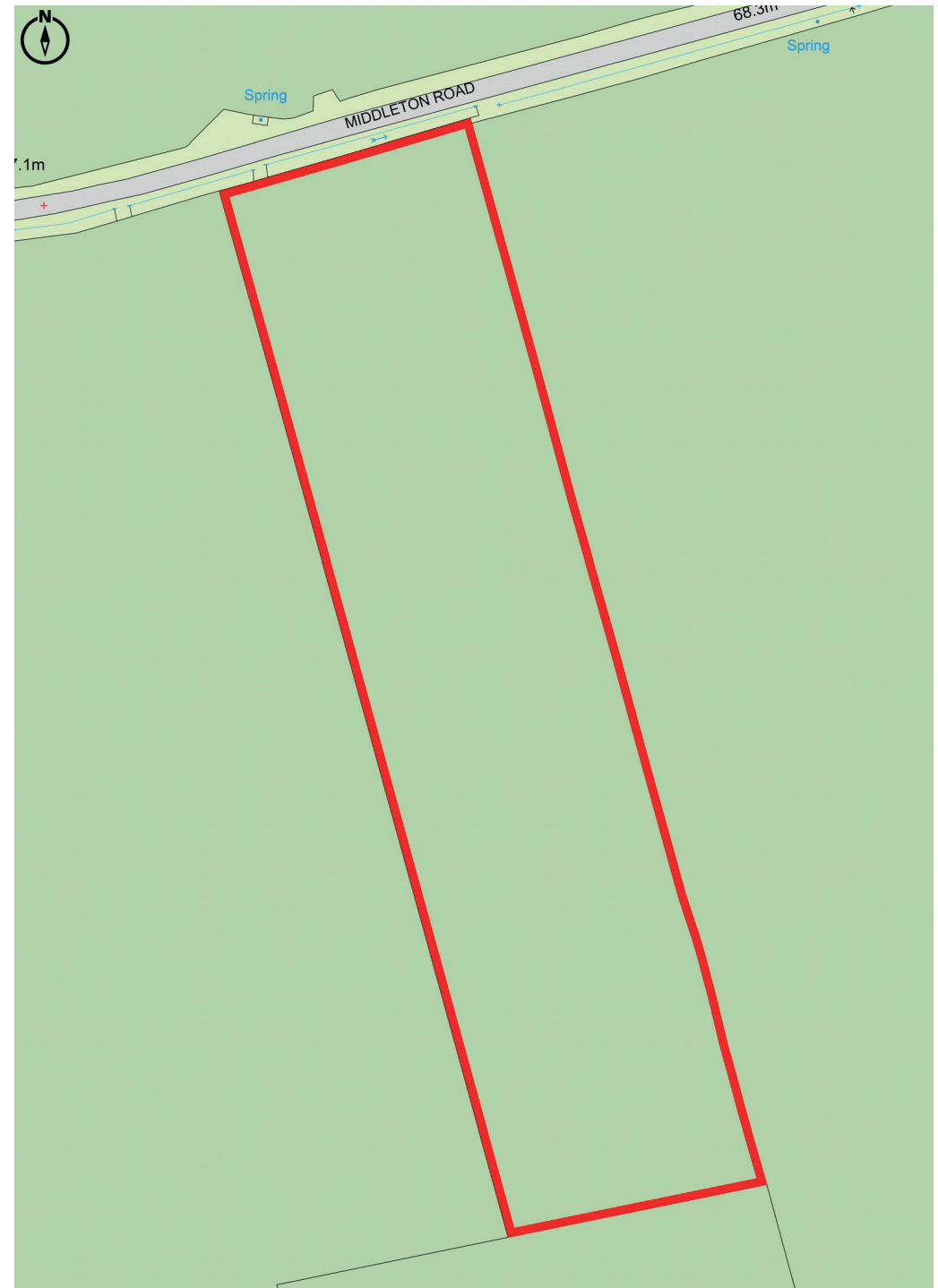
There are no known services connected to the land, however it does benefit from a spring fed water trough.

Easements, Covenants & Wayleaves

We are not aware of any easements, covenants, or wayleaves; however, the land is sold subject to any that may exist.

Basic Payment

There are no delinked payments available to the Buyer.



Environmental Schemes

The land has not been entered into any environmental land management schemes.

Sporting, Timber and Mineral Rights

All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Overage

The land will be sold with an overage for any development (other than agricultural and private equestrian buildings) and this will apply to any residential development (including but not limited to any residential element linked to agricultural or equestrian uses) or commercial development. The grant of planning permission will be a trigger event for overage. The rate will be 30% for 40 years from the completion date.

Local Authority

North Northamptonshire Council (unitary authority) www.northnorthants.gov.uk

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the land, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Viewings

The land may be viewed at any reasonable time with a copy of these particulars to hand. Viewing is at your own risk and neither Shouler & Son nor the vendor take any responsibility for any losses or damages incurred during inspection.

What3Words Access Point

[epic.frail.dial](https://www.what3words.com/epic.frail.dial)



County Chambers, Kings Road, Melton
Mowbray, Leicestershire LE13 1Q

Tim Harris

01664 786365 | t.harris@shoulers.co.uk

Harry Baines

01664 502953 | h.baines@shoulers.co.uk

www.shoulers.co.uk

*Comprehensive, professional advice for all
land and property matters. Serving the East
Midlands since 1846.*

**Shouler & Son for themselves and the vendors/lessors of
this property whose agents they are give notice that:-**

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor.
3. All measurements mentioned within these particulars are approximate.
4. No person in the employment of Shouler & Son has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.
5. Site plans and floor plans are for guidance purposes only and are not to scale.

AGENT'S NOTE

Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.

Photographs are also provided for guidance purposes only. Contents, fixtures & fittings are excluded, unless specifically mentioned within these sales particulars.

