



The Three Cornered Field, Whiston, Northampton,
Northamptonshire, NN7 1NN



For Auction - Guide £5,000 to £10,000

FOR SALE BY AUCTION ON WEDNESDAY 19TH NOVEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE £10,000 to £15,000

THE SITE MAY BE VIEWED AT ANY REASONABLE TIME DURING DAYLIGHT HOURS

A rare opportunity to acquire approximately 0.69 acres of mature mixed woodland on the south-western side of Whiston Road, nestled in open countryside just south of the village. This charming parcel features a variety of established tree species, including Oak, Yew, Silver Birch, Aspen, and Willow, creating year-round interest and a haven for wildlife. The land enjoys a peaceful rural aspect and backs onto productive arable fields within the renowned Compton Estate. Ideal for conservation, recreation, or as a private natural retreat, this is a unique chance to secure a piece of the countryside in a highly desirable location.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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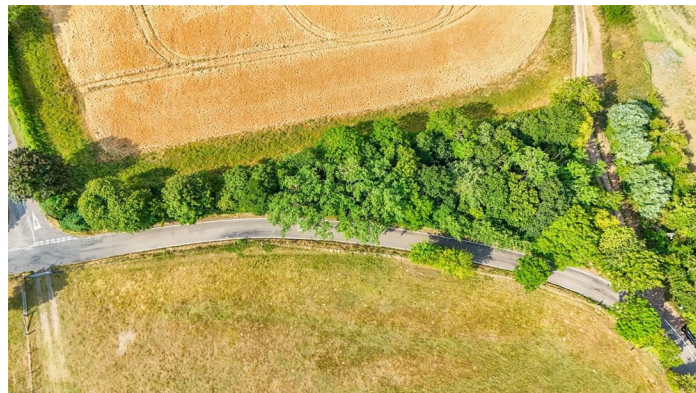
RIGHT OF WAY

The property is crossed by a bridle path with gated access, the path leading to the arable land beyond.



PLANTING

The property was planted in 1976, and the standing timber now has an age of forty-five years. The property is bounded by mixed hedging and a derelict post and wire fence.



PLAN

The attached plan is provided for identification purposes only.



LOCAL AUTHORITY

South Northamptonshire Council
The Forum
Moat Lane
Towcester
Northamptonshire
NN12 6AD

Telephone: 01327 322237



VIEWING

The site may be viewed at any reasonable time during daylight hours.



PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,200 (£1,000 plus VAT).

HOW TO GET THERE

From Northampton proceed in a south easterly direction along the A428 Bedford Road passing the villages of Great and Little Houghton. At Brafield on the Green turn left signposted towards Great Billing and then on the northern outskirts of the village turn right signposted towards Cogenhoe. On entering Cogenhoe continue on to the next junction and then bear right signposted towards Whiston. Proceed out of Cogenhoe along the valley floor and turn right signposted to Whiston. Continue through the village and follow the road up Combe Hill where the property stands on the right hand side just before the right hand turn to the Denton Road.

DOING15082025/0132

For further information on viewing call 01604 259773