



Land on the South side of Daventry Road, Staverton,
Northamptonshire, NN11 6JH

HOWKINS &
HARRISON

Land on the South side of Daventry Road, Staverton, Northamptonshire, NN11 6JH

A strategically positioned parcel of land located on the outskirts of Staverton village with development and alternative use potential (subject to planning).

Extending to approximately 3.60 acres (1.46 hectares).

Features

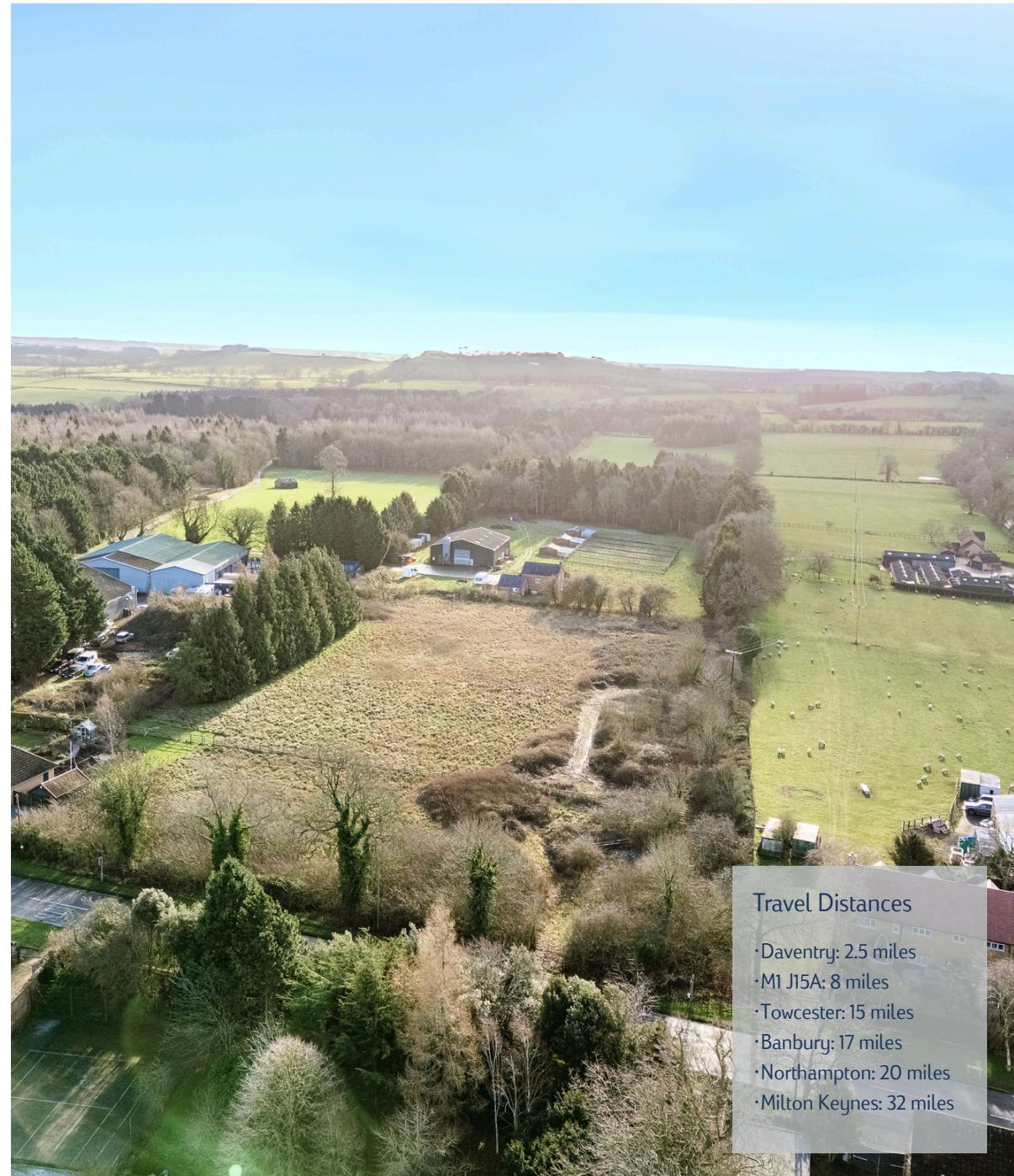
- Land extending to approximately 3.60 acres.
- Accessed via Daventry Road.
- Freehold with vacant possession upon completion.
- Potential development and alternative uses subject to obtaining the necessary planning permissions.

Situation

The land is situated on the immediate southern side of the Northamptonshire village of Staverton and can be accessed via a gateway in the northern boundary onto the public highway known as Daventry Road. Staverton provides a basic range of local amenities, with the market town of Daventry (2.5 miles northeast) offering a wide variety of everyday services, amenities, and employment opportunities.

The land benefits from excellent road links with the A5 and A45 approximately 6 miles and 3.5 miles distant, and Junction 15a of the M1 situated approximately 8 miles distant and Junction 11 of the M40 16 miles distant. Northampton and Milton Keynes provide access to mainline railway services running to London Euston and Birmingham New Street.

The location is shown on the plan.



Travel Distances

- Daventry: 2.5 miles
- M1 J15A: 8 miles
- Towcester: 15 miles
- Banbury: 17 miles
- Northampton: 20 miles
- Milton Keynes: 32 miles

Description

The land is a single enclosure of permanent pasture extending to 3.60 acres (1.46 hectares) or thereabouts and can be accessed via Daventry Road, with a gateway situated in the northern boundary of the property. The land benefits from a mixture of post and wire stock fencing and mature hedgerow and tree boundaries throughout. The property is relatively level, with a post and rail fence splitting the parcel into two smaller paddocks.

It is to be noted that there is a right of drainage into a septic tank for the benefit of the adjoining property known as Westwood, Daventry Road, and a right of access to maintain, repair, and replace the same.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification maps, being slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil with moderate fertility.

The land would be suited to agricultural or equestrian use or alternative uses subject to obtaining the necessary planning consents.

Services

It is understood that the property does not benefit from any services.

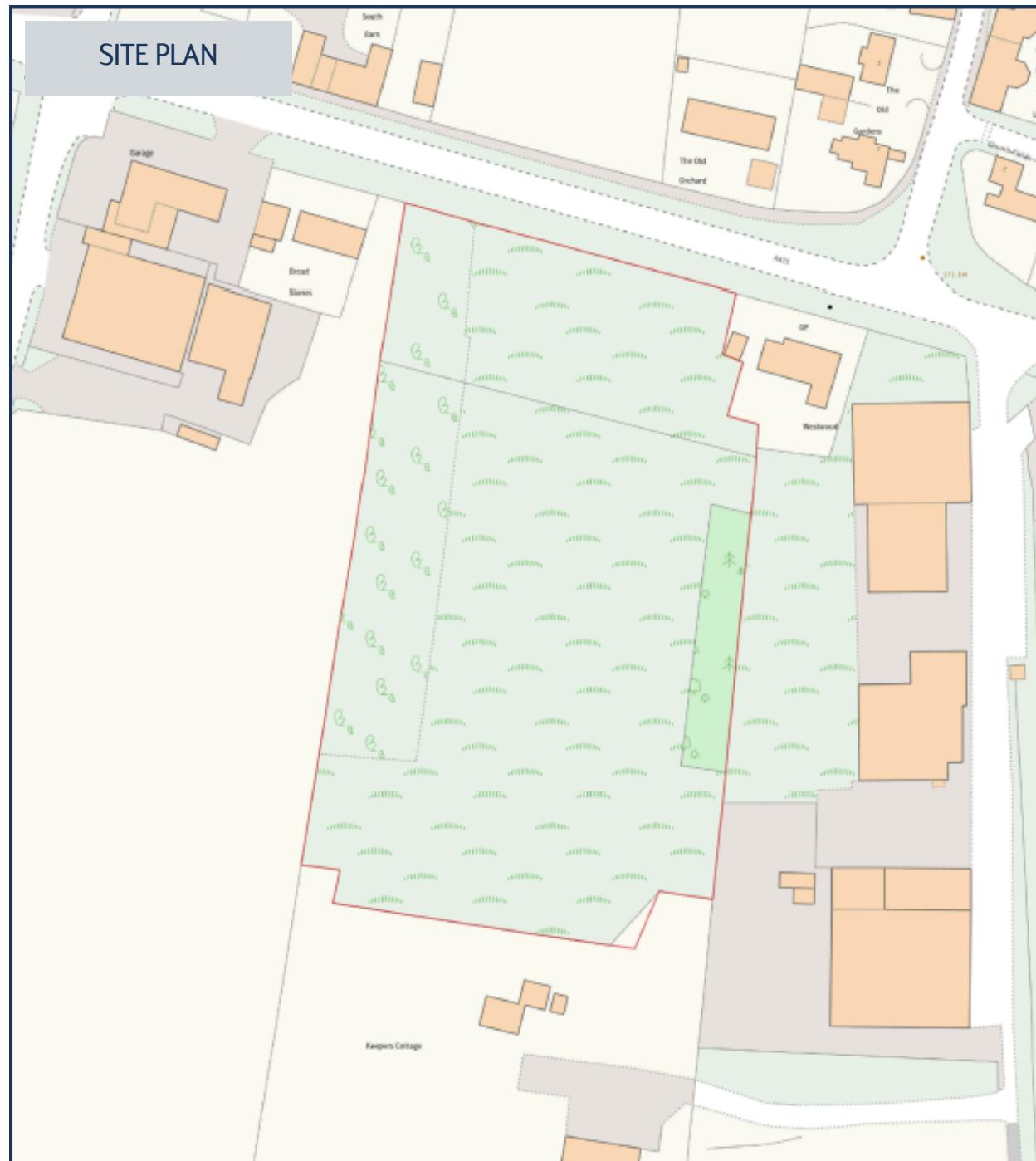
Purchasers should make their own enquiries regarding the location of the mains service supplies. The cost of providing such services to the site will be at the purchaser's own expense.

Tenure & Possession

The land is being sold Freehold from Title Number NN162421. The intention is to exchange and complete as soon as practically possible. Vacant possession will be given upon completion.

Sporting and Mineral Rights

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





Easements, Wayleaves and Rights of Way

Access to the property is directly from the public highway known as Daventry Road, with a gateway situated in the Northern Boundary.

It is to be noted that there is a right of drainage into a septic tank for the benefit of the adjoining property known as Westwood, Daventry Road, and a right of access to maintain, repair, and replace the same.

There are overhead power lines crossing the property along the northern aspect. The vendor believes that there are underground electricity lines running beneath the property.

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.

Overage Clause

The property will be sold with an overage clause to reserve 30% of any uplift in value attributed to each and every change of use or planning permission for a period of 30 years on the land. 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.

Method of Sale

The property will be offered for sale by private treaty and interested parties should submit their offers to the agent's Towcester 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.

What3Words

[///reserving.brain.feel](https://what3words.com///reserving.brain.feel)

Viewing

Viewing is unaccompanied by prior notification and only during daylight hours within reasonable times, with a copy of the brochure to hand.

Neither the vendor or the selling agent is responsible for the safety of those viewing the property and persons taking access do so entirely at their own risk. Please inform Howkins & Harrison of timings for proposed visits through the agent's Towcester office on 01327 397979, or email tayla.cave@howkinsandharrison.co.uk.

Local Authorities

West Northants District Council Tel: 0300 1267000

Northamptonshire County Council Tel: 01536 416409

Western Power Tel: 0800 6783 105

Anglian Water Tel: 03457 919 155

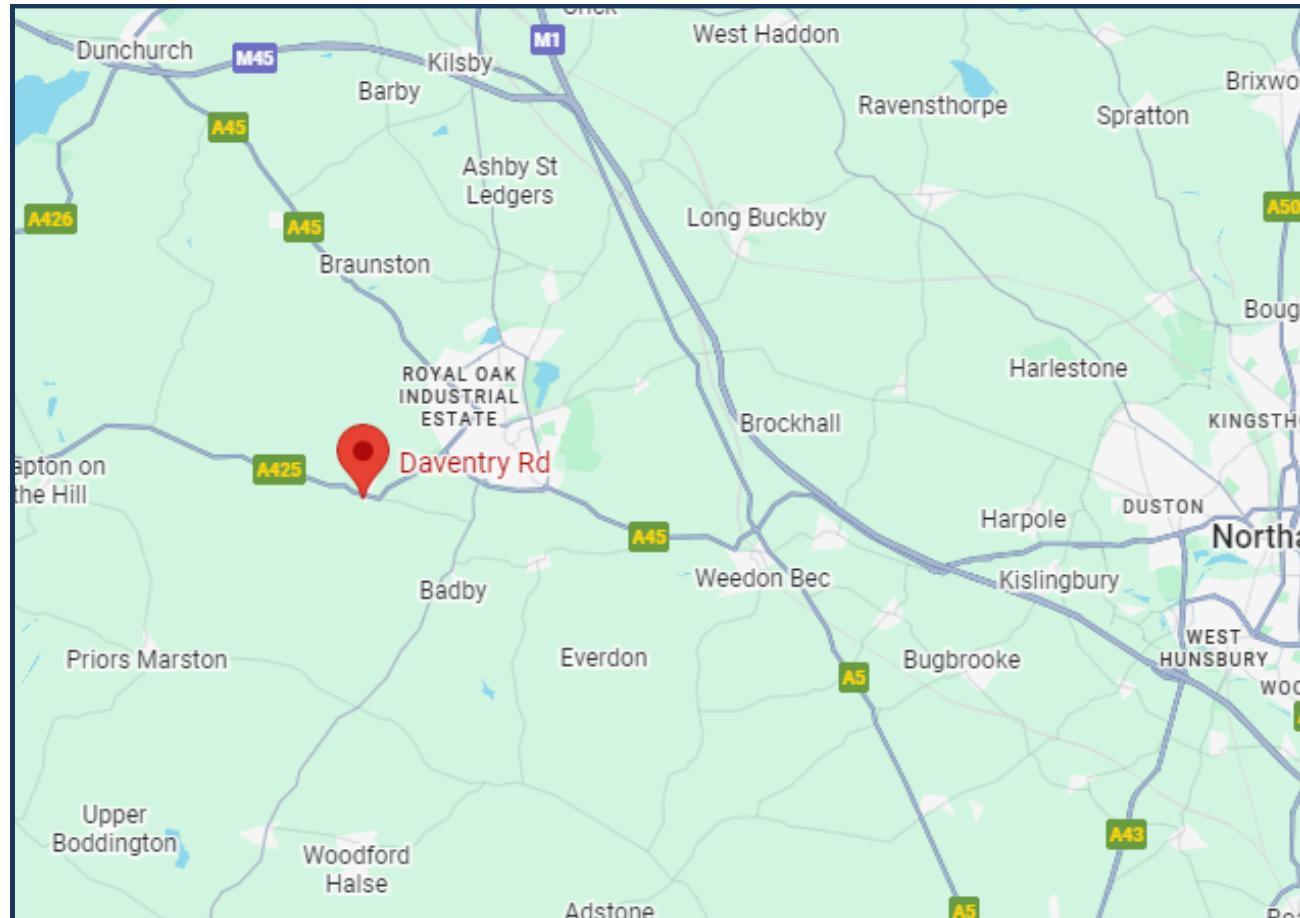
Anti Money Laundering Regulations

Under the Money Laundering Directive (S12017/692) we are required to take full identification (e.g. photo ID and recent utility bill as proof of address) from a potential buyer before accepting an offer on the property. Please be aware of this and have the information available.

Plan, Area & Description

The plan is for identification purposes only.

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 misdescriptions.



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.



Howkins & Harrison
98A Watling Street, Towcester, NN12 6BT

Email towrural@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison

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