



Land between Byfield and Woodford Halse, Daventry,
Northamptonshire, NN11 6XN

HOWKINS &
HARRISON

Land between Byfield and Woodford Halse, Daventry, Northamptonshire, NN11 6XN

An exciting opportunity to acquire a block of permanent pasture situated between the villages of Byfield and Woodford Halse.

Extending to 14.43 acres (5.84 ha)

Distances

- Byfield – 1.3 miles
- Woodford Halse - 1.3 miles
- Daventry - 10 miles
- Banbury - 10 miles
- Northampton – 20 miles

Situation

The property is situated between the Northamptonshire villages of Byfield and West Farndon, with access to the property via a track situated off the public highway known as Church Street. Byfield is situated approximately 1.3 miles north and Woodford Halse 1 mile northeast, offering a variety of local amenities.

The nearby market towns of Daventry and Banbury are situated 10 miles respectively, providing an extensive range of local and amenity services, as well as providing vast education and employment opportunities. Banbury also provides access to mainline railway services providing access to the London Marylebone and Birmingham New Street.

The land benefits from excellent road links with the A361, A45 and A5 providing access to the nearby motorway network of the M40 and M1.



Land to the West of
Crosstree Farm, West
Farndon, Daventry,
Northamptonshire, NN11 3TU



Description

The property comprises a conveniently positioned block of pasture land, which extends to approximately 14.43 acres (5.84 hectares) in total. The property can be accessed from the public highway known as Church Street, with a private access track off the highway giving access to the property.

The property is split into two main enclosures, with the first parcel having been used for grazing, and the second parcel having previously been used as a mountain bike and BMX track, with the vendor having recently undertaken removal of the bike track and the area levelled and harrowed, with the field due to be reseeded once the weather conditions become favourable.

The land benefits from well-defined mature hedgerow and tree boundaries throughout, and post and stock wire fencing along the western boundary in Field 2.

According to Natural England, the land is classified as Grade 3 on the Agricultural Land Classification Maps, being freely draining slightly acid but base-rich soil with high fertility. The land would be suited to equestrian or alternative use subject to obtaining the necessary planning consent.

The land is shown edged red on the site plan.

Development Overage

The vendor will impose a development overage on any non-agricultural or non-private equestrian development over the entirety of the property for a period of 30 years at 30% which will be triggered on the earlier of either implementation of planning permission or disposal where the land that is disposed of includes the whole or any part (s) of the property with the benefit of that planning permission.



Services

The vendor believes that the land is connected to mains water, with the land benefitting from a supply throughout the adjoining landowner's property, subject to the purchaser paying for the cost of water used on the property together with all easements, rights and privileges over the adjoining and neighbouring land necessary and property for inspecting, cleaning, repairing, maintaining, renewing and re-instating the same.

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 mains water, electricity, gas and drainage services. The cost of providing such services to the site will be at the purchaser's own expense.

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 Agents Towcester Office,

Easements, Wayleaves and Rights of Way

The property can be accessed via a grass track situated off the public highway known as Church Street, with a gateway set back from the road, which then leads up to the land parcels.

The land is sold subject to and with the benefit of all other easements, wayleaves and rights of way that may exist at the time of the sale whether disclosed or not.

Anti Money Laundering Regulations

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available.





Tenure & Possession

The land will be sold freehold with vacant possession given on completion

Fixtures and Fittings

Only those items specifically mentioned in the sales particulars are included within the sale or the items are specifically excluded.

There are several items located on the property which will be retained by the vendor and will be removed prior to exchange, notably a shipping container. Any further items will be discussed upon enquiry.

Plan, Area & Description

The property is currently registered under title number NN298414 and NN315986.

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. The plan is for identification purposes only.

Viewing

Strictly by prior appointment through the agent's Towcester office on 01327 397979 or email:

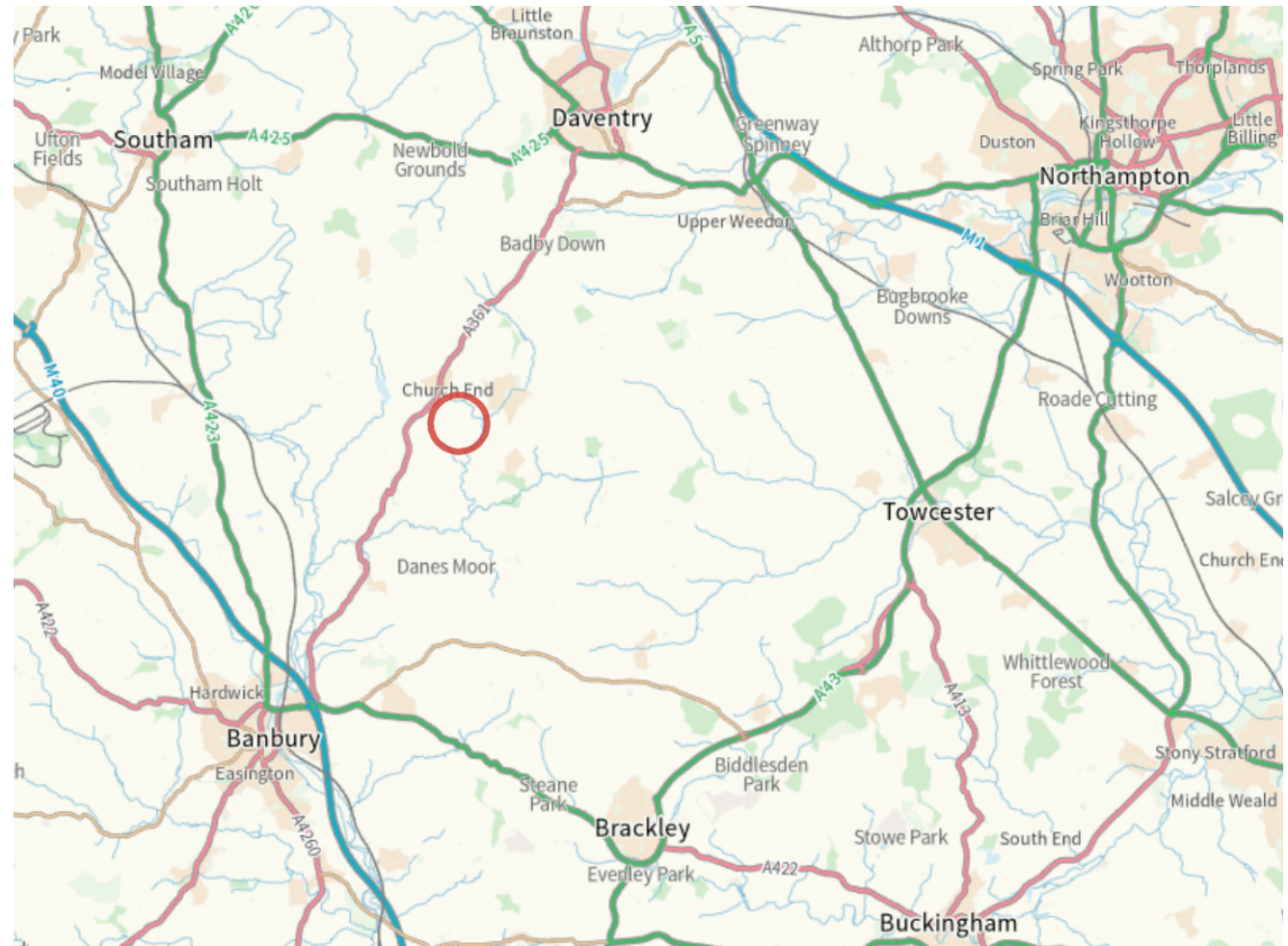
tayla.cave@howkinsandharrison.co.uk

Local Authority

West Northamptonshire Council – 0300 126 1000

What3Words

///reporters.chilled.versions



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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