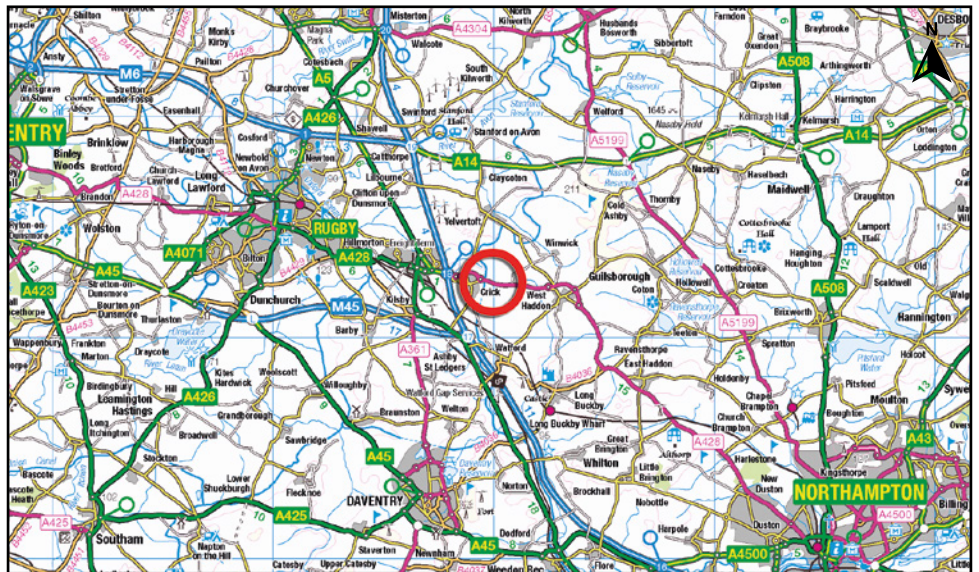




Land off the A428 (Northampton Road) Crick, Northamptonshire

Approximately 13.85 ACRES (5.61 hectares) of Permanent Pasture
FOR SALE BY PRIVATE TREATY AS A WHOLE

SITUATION

The property is situated between the popular villages of West Haddon and Crick, in Northamptonshire, and is approximately 6 miles south-east of the market town of Rugby and 12 miles north-west of the market town of Northampton. The property has direct access from the A428 (Northampton Road), which links Rugby to Northampton, and is a short distance from the M1 (J18) and the A5 (Watling Street), resulting in excellent road connections.

DESCRIPTION

The property comprises approximately 13.85 acres (5.61 hectares) of permanent pasture, with extensive road frontage onto the A428 Rugby to Northampton Road. The property is accessed via a single gated access and is divided into three field parcels, separated by mature, partly broken hedgerows. The property is bounded by a mix of mature hedgerows and trees, and the boundary appears generally stockproof, with the fencing a mix of wooden post and rail and sheep netting, therefore providing functionality for grazing and/or mowing, as well as potential for both amenity and non-agricultural uses, subject to planning permission. A stream borders the northern boundary.

The property is classified as Grade 3 according to the Agricultural Land Association Classification of England and Wales, and the soil is predominantly of the Ashleigh soil association according to the soil survey of England and Wales, which can be described as "chalky till" and characterised as fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole, and is shown edged red on the attached plan.

TENURE & POSSESSION

The property is offered for sale freehold with the benefit of vacant possession upon completion.

SERVICES

We understand that a water trough is situated on the boundary between the two fields nearest to the A428. Neither the operation of the trough nor the source of the water supply has been verified, and prospective purchasers should make their own enquiries regarding the availability of services to the property, including any mains water connection. We have been informed that the stream situated on the northern boundary of the property has historically been used as a water supply for livestock.

PLANNING & LOCAL AUTHORITY

The property is located in the administrative boundaries of West Northamptonshire Council, and was formerly in the Daventry District Council administrative area.

SPORTING, TIMBER & MINERAL RIGHTS

We understand that the sporting, mineral and timber rights are included in the freehold sale, insofar as they are owned.

ENVIRONMENTAL SCHEMES

We understand the property is not subject to any Environmental Schemes, such as the Sustainable Farming Incentive or Countryside Stewardship.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is crossed by an underground gas pipeline, which is documented by a deed of grant of easement with British Gas (previously East Midlands Gas Board), and more information is available from the Selling Agent. There are no public rights of way which cross the land. The Property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether public or private, light, support, drainage, water, electricity supplies and any other rights. Obligations, easements and quasi easements, whether specifically mentioned or not.

BOUNDARIES

The Purchaser(s) will be deemed to have inspected the property and satisfied themselves as to the ownership of any boundary, hedge or ditch.

OVERAGE

The sale will be subject to overage reserving to the Vendors 30% of any increase in value arising from planning permission for development or a change of use other than for agricultural, horticultural or equestrian purposes, for 30 years from completion. The overage payment will be triggered upon disposal of the land with the benefit of planning permission or implementation of planning permission, whichever is sooner.

PLANS, AREAS & SCHEDULES

Plans included or attached to these particulars are based upon the Ordnance Survey Maps copyright reserved. All plans are not to scale.

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purposes of VAT, such tax will be paid by the Buyer(s) in addition to the purchase price. We do not anticipate that VAT will be payable.

VIEWINGS

Please contact Sophie Brookes on 01832 732241 or sophie.brookes@bletsoes.co.uk to make arrangements to view the property. Viewings strictly by appointment only.

NEAREST POSTCODE

The nearest postcode for the Property is NN6 7SQ. The property can be found more precisely using the what3words mapping system reference of [///typified.feels.masterful](https://www.what3words.com////typified.feels.masterful)

HEALTH & SAFETY

We ask you to be as vigilant as possible when making your inspection, for your own personal safety. It is asked that you observe any specific signage on the property.

MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared and photographs taken in July 2026.

ANTI-MONEY LAUNDERING REGULATIONS

Buyer(s) will be required to provide proof of identity and address to the Selling Agent following acceptance of an offer (subject to contract) and before Solicitors being instructed.

IMPORTANT NOTICE

Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared and photographs taken: July 2026.