



Land at Fotheringhay, Northamptonshire

Approximately 34.08 acres (13.79 hectares) of Permanent Pasture
FOR SALE BY PRIVATE TREATY AS A WHOLE

SITUATION

The property is situated to the south of the attractive and sought-after village of Fotheringhay, in the county of Northamptonshire, and is less than 4 miles north from the historic market town of Oundle, and 10 miles south of Stamford. The A605 is approximately 2 miles from the property, which leads north to the A1 (M) and south to the A14, resulting in excellent road connections north, east, south and west.

DESCRIPTION

The property comprises approximately 34.08 acres (13.79 hectares) of permanent pasture, which borders the River Nene and is adjacent to the historic Fotheringhay Castle Mound and Ruins, perhaps most famous for being the place where Mary, Queen of Scots was tried and executed in 1587. Forming a single parcel, the property is bound by a mix of mature hedgerows, trees and fencing to the east, south and west, and the River Nene to the north, with approximately 825 metres of river frontage and 280 metres of backwater frontage. There is a small peninsular situated to the east which is fenced separately to the remainder of the field. The property benefits from direct vehicular access off Fotheringhay Road to the west, secured by a pair of 7-bar agricultural gates. The land is Grade 3 according to the Agricultural Land Association Classification of England and Wales, and the soil is of the Fladbury 1 Association according to the soil survey of England and Wales.

The property has been utilised in recent years for hay cropping and livestock grazing, including cattle and sheep. Whilst the property would suit livestock graziers, it also has the potential for both amenity and non-agricultural uses, including eco-system services. The property is currently identified in the Natural England Priority Habitats Inventory (PHI) as Coastal and Floodplain Grazing Marsh (England) and will also be identified as Neutral Grassland in the next update of the PHI. As such it may lend itself well to alternative income-generating opportunities under environmental schemes such as SF126 and/or Countryside Stewardship Higher Tier.

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 AND POSSESSION

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

SERVICES

There are currently no services connected to the property.

PLANNING AND LOCAL AUTHORITY

The property is located in the administrative boundaries of North Northamptonshire Council.

SPORTING, TIMBER AND MINERAL RIGHTS

We understand that the mineral and timber rights are included in the freehold sale, insofar as they are owned. The vendors do not own the river bed adjoining the site, or the rights associated with ownership of the river bed. For the purposes of the sale, offers should be made for the property excluding ownership of the river bed. Further details are available on request from the Selling Agent.

FLOOD ZONE

The property is located within Flood Zone 3.

ENVIRONMENTAL SCHEMES

The property will be sold free of any environmental schemes providing the successful purchaser with freedom to pursue their scheme.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

It is believed that there is a right of way over the property for the benefit of the Officers of the Coventry and District Angling Association (CDAA) to pass and repass along the bank of the River Nene for the purposes of fishing and more information is available from the Selling Agent. We understand that there are no wayleaves or public rights of way that cross over the field and assume none exist. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, light, sport, 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 Vendors preference is to retain 30% of any uplift in value if planning permission is obtained for a development or change of use from agricultural, equestrian, horticultural, leisure and tourism use during the first 30 years after completion of the sale. If applied, the overage payment will be triggered upon disposal of land with the benefit of planning permission or implementation of planning permission. The Vendors will consider offers with and without an overage provision.

PLANS, AREAS AND 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 purpose of VAT, such tax will be paid by the Purchaser(s) in addition to the purchase price. We do not anticipate that VAT will be payable.

VIEWINGS

Viewings of the property or rights attached must be undertaken in daylight hours, on foot only, with a set of these particulars in hand.

NEAREST POSTCODE

The nearest postcode is PE8 5HZ and the property can be found more precisely using the what3words mapping system reference of promise.mystified.showdown

HEALTH AND 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.

JOINT SELLING AGENT

Bletsoes are selling the property in conjunction with Cruso & Wilkin
T: 01553 691691
jgf@crusowilkin.co.uk
is@crusowilkin.co.uk

MEASUREMENTS AND 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 May 2026.

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: June 2026.